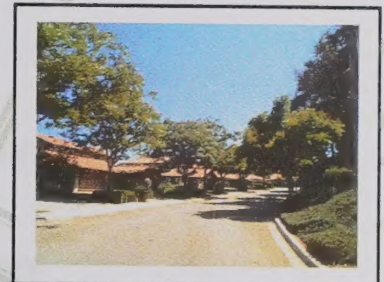


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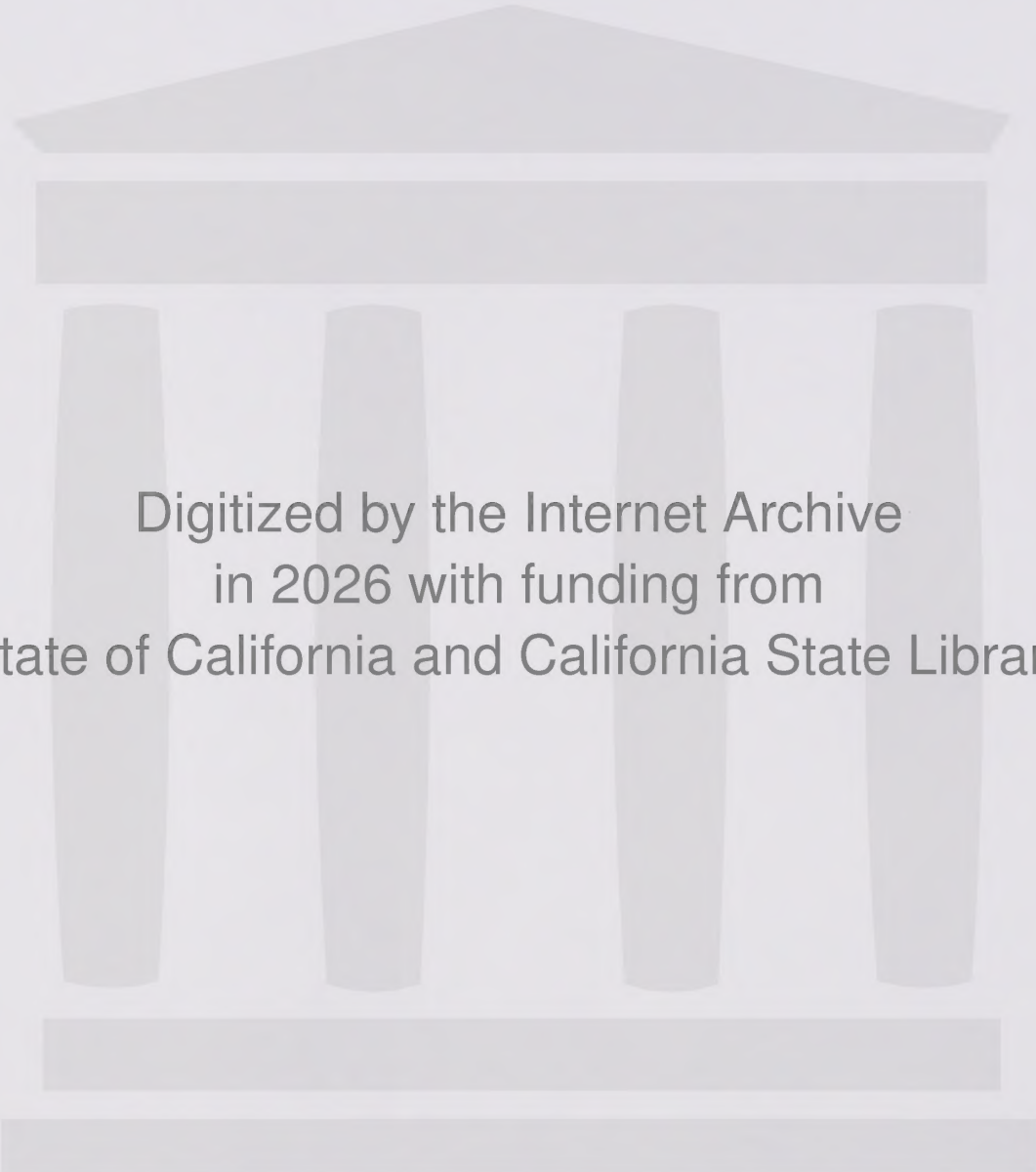
Housing Element of the Thousand Oaks General Plan



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2000 – 2005 HOUSING ELEMENT CITY OF THOUSAND OAKS

Adopted: December 12, 2000

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EXECUTIVE SUMMARY

Following are some of the highlights or more significant information contained in this document:

THE RATE OF POPULATION GROWTH HAS DECREASED IN RECENT YEARS (PAGE 3)

After experiencing explosive growth from 1965-85, the rate of population growth has become more moderate in recent years. As of January 2000, the population of the City was 120,744 persons.

APPROXIMATELY 22% OF THOUSAND OAKS HOUSEHOLDS ARE LOWER INCOME HOUSEHOLDS (PAGE 6)

Very low and low-income households represent 22% of all Thousand Oaks households. Overpayment for housing is one of the common problems shared by these households. Approximately 72% of all lower income households in Thousand Oaks pay more than they can afford for housing, according to State definitions.

HOUSING IS EXPENSIVE IN THE THOUSAND OAKS AREA (PAGES 19-21)

The average rent in Thousand Oaks was \$1,143 per month in January 2000. The average cost to purchase a single-family home was \$310,000 for the same time period.

THERE IS SUFFICIENT VACANT LAND AT APPROPRIATE RESIDENTIAL DENSITIES TO ACCOMMODATE THE NEW CONSTRUCTION NEED FOR 2000-2005 (PAGE 44)

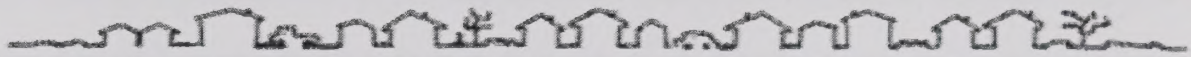
According to data prepared by the Southern California Association of Governments (SCAG), there will be a need for 2,951 new units in Thousand Oaks between 2000-2005. There is sufficient vacant land at appropriate residential densities to accommodate this need.

THE CITY HAS COMMITTED SUBSTANTIAL RESOURCES TO AFFORDABLE HOUSING CONSERVATION AND PRODUCTION IN RECENT YEARS (PAGE 54)

During the last few years, the City has committed Redevelopment Agency funds to assist in acquiring the Los Arboles Apartments (43 units) by the Area Housing Authority of the County of Ventura. Further, Agency funds have also been committed to the 80-unit Villa Garcia development, the 50-unit Esseff Village project and the 11 unit Stoll House transitional housing facility. A \$1 million HOME grant has also been secured for the 57-unit Oak Creek Senior Villas development.

THE CITY WILL CONTINUE TO IMPLEMENT A COMPREHENSIVE HOUSING STRATEGY FOR THE 2000-2005 TIME FRAME. (PAGE 67-74)

The strategy includes a total of 23 housing programs designed to address needs during the 2000-2005 time frame.



1. INTRODUCTION

The Housing Element is one of seven elements required to be included in the City's General Plan. There are specific guidelines developed by the State for subjects that must be included in a Housing Element. These guidelines are identified in Article 10.6 of the State of California Government Code.

In very simple terms, Article 10.6 specifies that Housing Elements must evaluate the current housing market in a community and then identify programs that will meet housing needs. The housing market evaluation includes a review of housing stock characteristics as well as housing cost, household incomes, special need households, availability of land and infrastructure and various other factors. Also included in this evaluation is the community's "regional housing needs allocation" which provides an estimate of the number of housing units that should be provided in the community to meet its "fair share" of new households in the region. In addition to this information, the Housing Element document must evaluate and review its past housing programs and consider this review in planning future housing strategies.

State Housing Element law requires that Housing Elements be updated every five years. The City of Thousand Oaks has, however, exceeded the requirements of that schedule and has updated their Element on a more frequent basis. The most recent Housing Element adopted by Thousand Oaks was the 1997 Housing Element, which was certified by the State as being in compliance with State Housing Element law in July 1998. Prior to the 1997 Housing Element, the City also amended their Element in 1989 and 1992. Both the 1989 and 1992 Housing Elements were also found to be in compliance with State Housing Element law.

This document constitutes the City's 2000-2005 Housing Element. The five-year time period reflects the Housing Element cycle for communities in the SCAG (Southern California Association of Governments) region. The 2000-2005 Housing Element contains the most current information in regard to the Thousand Oaks housing market as of fall, 2000. Unfortunately, the 2000 U.S. Census data was not available at the time this Element was prepared and, consequently, 1990 U.S. Census data is often cited since it was the best available data at the time of the Element's preparation. Where possible, however, more recent source data is also used.



2. HOUSING NEEDS ASSESSMENT

The City of Thousand Oaks is located in the southeastern corner of Ventura County, in an area known as the Conejo Valley. The City was incorporated in 1964 and the current City boundaries encompass nearly 55 square miles. Thousand Oaks has grown considerably since its incorporation and has become a desirable and attractive residential location for many households seeking a semi-rural lifestyle.

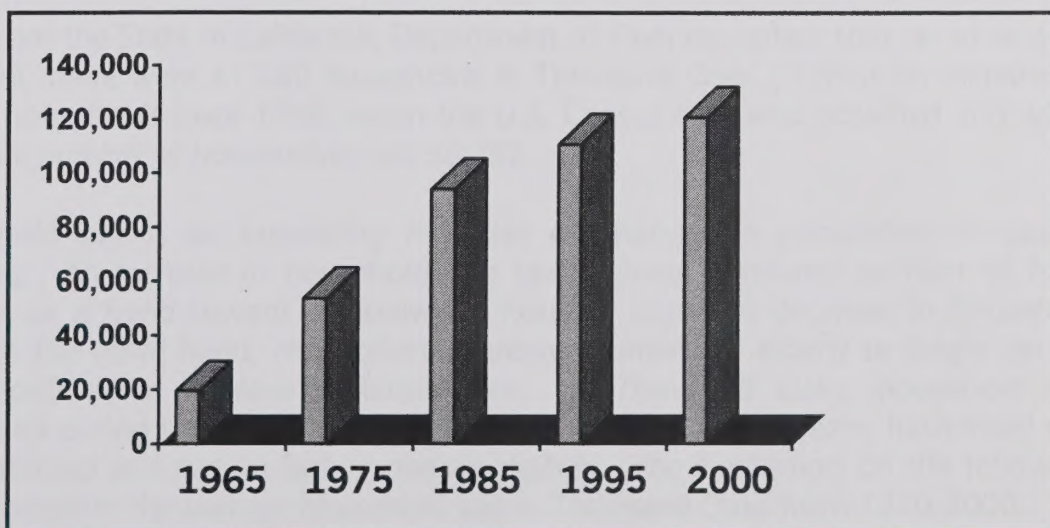
A. Population and Household Data

Population Data

In the two decades following its incorporation, Thousand Oaks' population grew rapidly. During the 1965-1975 decade, the City population more than doubled. The population increased from 19,300 persons in 1965 to 53,754 persons in 1975 and averaged a yearly growth rate of 11.8%. In the decade between 1975-1985, the City continued its rapid growth rate. By January 1, 1985, the total City population count was 94,160 persons.

After 1985 the City's growth rate decreased and the rate of growth was not as substantial as in previous decades. In 1995 the population was 110,800 and by January 1, 2000 the total population of the City as reported by the State of California, Department of Finance was 120,744 persons.

ILLUSTRATION #1: POPULATION BY YEAR 1965-2000, CITY OF THOUSAND OAKS



Source: State of California, Department of Finance Population Estimates

Population by Age

The age of the population can affect the type of housing needs in a community. Data from the 1980 and 1990 U.S. Census indicates that the population of Thousand Oaks changed within that decade. It appears that the population as a whole is getting older. The percentage of persons 65 years and older increased from 6.1% of the population in 1980 to 9% of the population in 1990. The age cohort of 45-54 years also increased from 10.5% to 14% of the total population. Further, the number of children in the age group of 5-17 years decreased from 24% of the population in 1980 to 18.2% of the population in 1990. Further evidence of this "aging" of the population is that the median age in Thousand Oaks increased from 29.8 years in 1980 to 34.6 years in 1990.

Household Data

For purposes of evaluating housing supply and demand, it is helpful to translate information from population figures into household data. The U.S. Bureau of the Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered family households.

The majority of households in Thousand Oaks are family households. The 1990 U. S. Census data indicated that approximately 76% of all Thousand Oaks' households were families and the remaining 24% of households were either single individuals living alone or unrelated individuals living together.

Data from the State of California, Department of Finance, reflect that, as of January 1, 2000, there were 41,289 households in Thousand Oaks. This is an increase of 4,832 households since 1990, when the U.S. Census data was obtained and when the total number of households was 36,457.

Household size is an interesting indicator of changes in population or use of housing. An increase in household size can indicate a greater number of large families or a trend toward overcrowded housing units. A decrease in household size, on the other hand, may reflect a greater number of elderly or single person households or a decrease in family size. In Thousand Oaks, household size decreased during the period of 1970-90. However, in recent years, household size has stabilized and has, in fact, increased slightly. The illustration on the following page compares the average household size in Thousand Oaks from 1970-2000.

ILLUSTRATION #2: HOUSEHOLD SIZES, 1970-2000: CITY OF THOUSAND OAKS

Year	Household Size
1970	3.70 Persons Per Household
1980	3.01 Persons Per Household
1990	2.82 Persons Per Household
2000	2.88 Persons Per Household

Source: 1970, 1980 and 1990: U. S. Department of Commerce, Bureau of the Census
2000: State of California, Department of Finance

Households by Income Level

In reviewing household information, it is helpful to evaluate the proportion of households by income level. Typically, households are defined as very low income, low income, and moderate income. All remaining households then are considered above-moderate or upper income. The chart below identifies the household income categories and also defines those categories. Typically, programs with federal funding or requirements are available only to the very low and low-income household levels. Housing programs utilizing State Redevelopment tax increment funds are applicable to the very low and low-income categories as well as moderate income. Listed below are the maximum household incomes by household size that are used by federal, state and local programs to determine eligibility for housing assistance in Thousand Oaks. The categories are determined by the average household income as a percentage of median income for the area. For example, the very low-income household category has a maximum income qualification of \$24,000 for a one-person household.

ILLUSTRATION #3: MAXIMUM HOUSEHOLD INCOME LEVELS, SPRING 2000

INCOME CATEGORY	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Very Low (0-50%)	\$24,000	\$27,400	\$30,850	\$34,250	\$37,000	\$39,750
Low (51-80%)	\$35,150	\$40,150	\$45,200	\$50,200	\$54,200	\$58,250
Moderate (81-120%)	\$57,550	\$65,750	\$74,000	\$82,200	\$88,800	\$95,350

Source: U.S. Department of Housing and Urban Development, March 2000

City of Thousand Oaks Housing Element

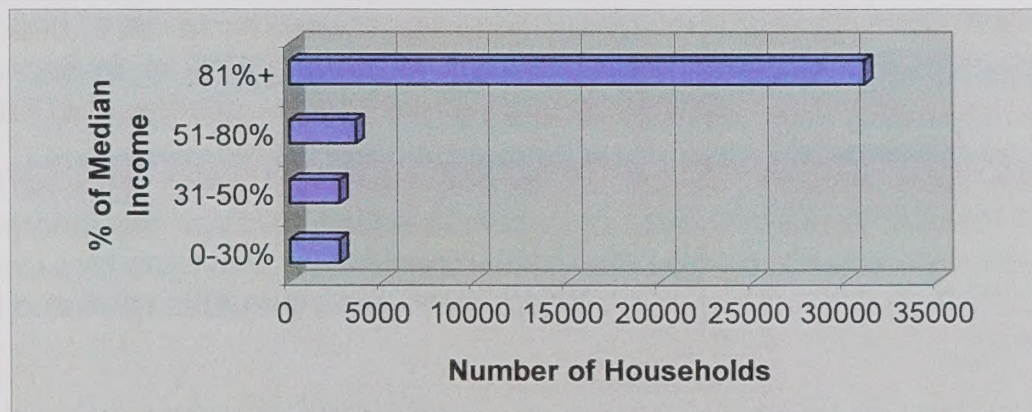
The most recent information regarding the number and percentage of very low and low income households in Thousand Oaks is data from the "Regional Housing Needs Assessment 1999" as prepared by the Southern California Association of Governments (SCAG). In that document, it is estimated that there are a total of 8,935 very low and low-income households in Thousand Oaks as of January 1999. Those lower income households represent approximately 22% of all households in Thousand Oaks.

The SCAG data further reports that, of the total 8,935 lower income households, 2,679 households had incomes at or below 30% of median income and another 2,689 households had incomes between 31-50% of median income. Households with incomes between 51-80% of median income represented the largest percentage of all lower income households with 3,567 households in this income group. The chart below illustrates the number of households and income levels as follows in Thousand Oaks:

<u>% of Median Income</u>	<u># of Households</u>	<u>Household Income Classification</u>
81% or greater	31,428 households	Moderate and Above Income
51-80%	3,567 households	Low Income
31-50%	2,689 households	Very Low Income
30% or below	2,679 households	Extremely Low Income

ILLUSTRATION #4: TOTAL HOUSEHOLDS BY INCOME LEVEL, JANUARY 1999

CITY OF THOUSAND OAKS



Source: "Regional Housing Needs Assessment, 1999", SCAG

Overpayment for housing is one of the most significant housing needs for these lower income households. Households are usually considered to be overpaying for housing when they spend more than 30% of their income for housing costs. Approximately 72% (6,427 households) of all lower income households are reported in the SCAG document to be overpaying for housing. These households are almost

evenly split between renter and homeowners. Approximately 48.8% (3,134 households) of the households overpaying are homeowners and the remaining 51.2% (3,293 households) are renter households.

While the illustration on the previous page indicates that the vast majority of Thousand Oaks' households are moderate or upper income, it is important to note that the households who are lower income are often important and valuable members of the labor force. Many of these households are service workers who are employed in Thousand Oaks as restaurant workers, grocery clerks, lawn and garden workers and assembly line employees. For example, a full-time service worker earning \$7 per hour has an annual income of less than \$15,000 per year. Even if a household had two full-time service workers, the annual household income would still be less than \$30,000 per year and that two-person household could be considered "low income." And, if that household included children, the household's annual income would qualify them as a "very low" income household.

Household Tenure

Household tenure (owner occupied or renter occupied) is an important characteristic to review in evaluating housing supply and demand. Communities need to have an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, life styles, etc.

In Thousand Oaks, the majority of housing units are owner-occupied. In fact, the percentage of homeownership increased slightly between 1980 and 1990. In 1980, 72% of all households were homeowners and by 1990 that figure had increased to 74% (26,978 households). The remaining 26% of households or 9,478 households were renter households in 1990.

The 1999 SCAG document referred to on the previous page also provides information regarding household tenure by income level. Of the total 8,935 lower income households, 4,090 households (46%) were renters and the remaining 4,846 households (54%) were owner-occupants.

Households With Special Needs

Within each community, there may be certain sub-populations that have special housing needs. For purposes of this Housing Element, following are the households that have been identified as having special housing needs:

1. Large Households and Overcrowded Households
2. Single Parent Households
3. Older Adults and Elderly Households

4. Disabled (Physical and Mental) Households
5. Homeless Households

The household types listed above are not in any order of priority in regard to housing need. The common characteristic shared by many of these households is limited household incomes that make it difficult for them to secure housing that meets their special need.

Farmworker households are also typically considered to be households with special needs. A review of all available data for the City of Thousand Oaks indicates that there are not a substantial number of farmworker households within the City and, consequently, they are not identified specifically as a group with special needs. It is recognized, however, that those farmworker households who do live in the City probably have lower household incomes and may be in need of affordable housing opportunities similar to other lower income households.

1. Large Households and Overcrowded Households

"Large households" are households that contain five or more persons. In 1980, the census data demonstrated that approximately 14% of all Thousand Oaks' households were large households. The 1990 U.S. Census data indicate that 11.6% of all Thousand Oaks households were large households (4,221 households total). Therefore, the percentage of large households in the City decreased during the period from 1980-1990.

Of the 4,221 total large households in 1990, 1,217 households or 29% of the total large households were renters. The 1990 census data also indicate that 447 of the large households that rent can be categorized as being lower income.

Large households and overcrowded households are often evaluated together because of the tendency for large households to also be overcrowded households. A household is typically considered to be "overcrowded" when the number of persons living in a housing unit is greater than the number of rooms, excluding bathrooms and kitchens. Overcrowded households are usually a reflection of the lack of affordable housing. Households who cannot afford housing units suitably sized for their households are often forced to live in housing that is too small for their needs. Cultural preferences in living styles may also result in overcrowded households.

According to 1990 U.S. Census data, the incidence of overcrowding in Thousand Oaks is relatively low. Approximately 1,345 households (or 3.7% of all households) were overcrowded in 1990. This is low especially in comparison to the percentage for Ventura County, which is approximately 10%.

In 1999, SCAG estimated the number of lower income households who were in overcrowded housing units. According to the information in SCAG's "Regional Housing Needs Assessment 1999", there were a total of 563 lower income, overcrowded households. The overwhelming majority of these households were renters. Of the 563 overcrowded households, 488 households or 87% of the total were renter households.

2. Single Parent Households

Female single parent households are much more prevalent than male single parent households. The 1990 U.S. Census reports that there were 1,603 female-headed households with children under the age of 18 years in the City. These 1,603 households represent 4.5% of all the City's households. Of these households, 280 live in poverty according to the 1990 Census. A more recent statistic also reflects the limited income status of single parent families. In 1999, there were 512 households receiving AFDC (Aid to Families with Dependent Children) in Thousand Oaks and, of that total, approximately 91% of those were single parent families.

Affordable housing is one of the more significant needs of single parent households. Limited household income constrains the ability of single parent households to "afford" housing units. Consequently, these households may have to pay more than they can afford for housing for themselves and their children. Or, they may have to rent a housing unit that is too small for their needs because it is the only type of housing that they can afford. Other housing related needs that affect single parent households include assistance with security deposits, locating housing that is close to jobs, availability of child care services and proximity to transit services.

3. Older Adults and Elderly Households

Older Adult and elderly persons (age 60 and above) are gradually becoming a more substantial segment of a community's population. Americans are living longer and are having fuller lives than ever before in our history and are expected to continue to do so. The average life expectancy of a person born in 2000 is 90 years.

The 1990 U.S. Census data indicate that 13,138 persons or 12.6% of the population in Thousand Oaks was 60 years of age or older. This is an increase from 1980 when there were 6,996 persons who were 60 years or older in Thousand Oaks. In 1980, those 6,996 persons represented 9% of the population at that time. It appears then that not only has the absolute number of persons 60 years of age or older increased by almost 100% but also their percentage share of the population has increased by over 3%.

In comparison to the rest of Ventura County, the City's percentage of persons 60 years or older is similar to the percentage of that age cohort in the County's population. In 1990, persons 60+ years represented 12.9% of the County population and, as mentioned above, persons 60 years or older represented 12.6% of the City's population. According to the Ventura County Area Agency on Aging (using State Department of Finance estimates), it is expected that the rate of growth for the elderly population will nearly double itself in the next twenty years. Further, the most outstanding change is expected in the 85+ years population, which is expected to triple itself in Ventura County in the next 15 years. The Area Agency on Aging expects the 60+ population in Ventura County to increase by 83% by 2010 and the 85+ population to increase by 163% during the same time period. Assuming that these predictions will be accurate, the needs of elderly will assume an even greater significance for communities such as Thousand Oaks.

The 1990 Census data also provides information regarding income levels and self-sufficiency of elderly individuals. In 1990, approximately 31% of persons aged 65 years and older (2,929 persons total) were considered "frail" elderly (persons with one or more limitations to daily activities, defined as persons with work or self care/mobility limitations). The 2000/01-2004/05 City of Thousand Oaks "Consolidated Plan" estimates that approximately 68% of the City's elderly renter-households and 37% of elderly owner-households experienced some housing problems and were paying in excess of 30% of their income for housing. The "Consolidated Plan" estimates that there are approximately 1,914 elderly households in need of assistance in the City.

Current Resources for Older Adult and Elderly Households

Affordable Housing Developments:

There are four housing developments in the Thousand Oaks area that provide housing specifically for older adult and elderly households.

ILLUSTRATION #5: EXISTING HOUSING OPPORTUNITIES/PROGRAMS FOR OLDER ADULTS AND ELDERLY HOUSEHOLDS

1. Florence Janss Apartments, Brazil Street	64 Units
2. Hillcrest Royale, E. Hillcrest Drive	54 Beds
3. Glenoaks Senior Apartments, Wilbur Road	39 Units
4. Conejo Future Village, Brazil Street	90 Units

At the time this Housing Element was being prepared, the City was also coordinating the development of the Oakcreek Senior Villas, a 57 unit new construction project for very low and low income elderly households to be located on Thousand Oaks Boulevard near the Boardwalk.

In addition to the four developments listed on the previous page, there were also residential facilities in Thousand Oaks, which are licensed to provide housing for persons 60 years, and over.

Section 8 Rental Subsidies

Approximately 33% of all existing Section 8 assistance (rental subsidies) in the City is reserved for elderly households. In 2000, there was a total of 417 Section 8 certificates and vouchers being used by Thousand Oaks' households. Elderly households were using approximately 137, or 33% of the total.

City-sponsored Programs

The City provides funding for housing rehabilitation assistance for elderly owners and tenants. Funds are available through the City's Redevelopment Agency (RDA) housing rehabilitation program to assist with improvements and accessibility modifications to housing units occupied by elderly households. Lower income elderly households throughout the City are eligible to apply for assistance through this program.

The City's RDA also provides funding to assist with utility payments to lower income elderly and disabled households. Through the "Housing Assistance Program," approximately 600 elderly households in the City are assisted annually. To qualify, households must be lower income and live in the City.

In addition, the City has actively supported non-profit organizations with Community Development Block Grant (CDBG) funding assistance for social service and housing related programs. The table on the following page illustrates the CDBG funding allocations for the 2000-2001 program year.

ILLUSTRATION #6: CDBG FUNDED SOCIAL SERVICES FOR SENIORS, 2000-2001

Organization	Funded Activities	Amount of CDBG Funds
Conejo Valley Senior Advocates	Counseling, referrals and a Safe Return program for memory-impaired wanderers	\$5,825
Conejo Valley Senior Day Support	Adult day care services to prevent or delay admittance to long term care facilities for special needs seniors including the frail elderly and Alzheimer's patients	\$10,000
Conejo Valley Senior Meals on Wheels	Delivery of nutritionally balanced hot lunches and light evening meals for seniors unable to cook for themselves	\$15,000
Grey Law	Legal Assistance to seniors	\$2,920
Jewish Family Services	Assistance in installation of safety and security devices in homes of lower income seniors	\$6,325
Senior Ombudsman	Training of volunteers to make unannounced visits to nursing homes and residential care facilities for the elderly to protect patients' rights and ensure a safe and secure environment	\$7,825
Senior Nutrition	Meal Programs at Fitzgerald Center and Goebel Senior Adult Center	\$3,920

4. Disabled Households

According to the 1990 U.S. Census, there were 7,543 persons in Thousand Oaks who could be qualified as "disabled." The Census used the definition of disabled as someone who has a work, mobility or self-care limitation. These 7,543 persons represent 7.2% of Thousand Oaks' 1990 population.

From a housing perspective, there are three different types of disabled persons: 1) the developmentally disabled; 2) the physically disabled; and 3) the mentally disabled. One of the most significant problems facing the disabled person is locating affordable housing that meets their specialized needs. Housing needs can range from institutional care facilities to facilities that support partial or full independence (such as group care homes). Of special need in Thousand Oaks are living facilities that will provide supportive assistance to disabled households, which

will help them live more independent lives. For example, the Ventura County Mental Health (VCMH) department reports that there were 71 very low-income mentally ill adults living in Thousand Oaks in 1999. The majority of these persons live with their families. VCMH staff state that their mentally ill clients are in need of independent living situations with some supportive services provided.

The physically disabled person also faces an additional challenge in regard to housing and that is the challenge of finding housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps leading to doorways, modifications to bathrooms and kitchens (lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices (smoke alarms, light switches, etc.)

Residential facilities for the disabled in Thousand Oaks include the units developed by the Cerebral Palsy and Spastic Childrens Foundation (the developments are also known as Bel-Air and Hillcrest). These two developments provide a total of 30 units, of which 20 have affordability controls. The developments provide assisted living opportunities for developmentally disabled individuals. In addition, the Independent Living Resource Center, located in Ventura, provides a broad range of services for the physically, mentally and developmentally disabled. The main emphasis of the Center is to teach independent living skills but the Center also provides information and referral services and housing program assistance. Finally, the City's RDA Housing Rehabilitation Program provides assistance to lower income households with disabled household members. Funds from the program can be used to modify the housing unit so that it is physically accessible for the disabled person.

5. Homeless Individuals and Households

Homelessness is a housing issue that has become a significant social concern in recent years. The number of homeless persons has increased dramatically in the last decade for a number of reasons. These include the decrease in federal housing funds, the high cost of available housing, the increasing number of mentally ill individuals living on their own, persons with substance abuse problems, women and children fleeing family violence and the lack of family support networks in today's fast paced society.

The City's 2000-2004 "Consolidated Plan" (dated May 16, 2000) contains considerable information regarding homelessness and the extent of need in Thousand Oaks. The information that follows in this section of the Housing Element is a summary of the narrative found on pages 88-104 and the Appendix materials of the Consolidated Plan.

The Ventura County Homeless and Housing Coalition reported in February, 2000 on their annual survey of homeless population. The total homeless population counted in Thousand Oaks on the one night survey was 26 persons, including 24 men, one female and one child. The survey included 25 people at the Conejo Winter Shelter in Thousand Oaks.

The total number of homeless persons during the one night survey in Ventura County was 300 persons. Not surprisingly, finding affordable housing was the top priority for 201 of the 300 homeless persons surveyed.

In addition to affordable housing, homeless individuals and households typically are also in need of supportive services and resources. The homeless often have other problems such as substance abuse, mental illness, disability and unemployment or underemployment that require living environments that are affordable as well as provide supportive resources and counseling. Therefore, affordable housing options such as emergency shelters and transitional shelters that provide counseling or work training programs are especially needed for this special need household group.

Current Resources for Homeless Households

Listed below are the resources that were available at the time this Housing Element was prepared that are designed to assist homeless households and those threatened with homelessness.

Emergency Housing: Conejo Shelter

The Conejo Shelter operates during the winter months only. It includes approximately 30 beds at various rotating locations in the community and is coordinated by Lutheran Social Services. During the rest of the year, the homeless must make other arrangements for shelter. The City of Thousand Oaks also provides funding to Catholic Charities, Lutheran Social Services and the Commission on Human Concerns to provide emergency shelter for the homeless or those at risk. The assistance includes housing vouchers for shelter at local motels and emergency rent and mortgage payments.

Transitional Housing: Stoll House and Esseff Village

Many Mansions administers Stoll House, a 10-family transitional facility for homeless families. The facility provides affordable housing as well as assisted living services, job training and child care for up to one year. Further, the 50 unit Esseff Village development provides transitional housing opportunities for smaller households. In addition, Many Mansions makes vacant units at their affordable housing complexes available to Lutheran Social Services to house homeless persons on a temporary basis and as these units are available.

Supportive Services

Services that assist homeless households include emergency housing vouchers, groceries, clothing, medical services, prescription medicine and other essential services. The majority of service providers in Thousand Oaks are located at the Human Services Center, "Under One Roof", a building located at 80 E. Hillcrest Drive.

Listed in the Appendix of this document is an inventory of additional services and facilities available to homeless households in the Thousand Oaks area. Many of these facilities are located outside of Thousand Oaks but in the Ventura County area.

Future Housing Needs for Homeless Households

The City will continue to monitor the extent of homelessness in Thousand Oaks. A dual approach to providing assistance to homeless households is required. First, support and financial assistance needs to continue to be provided to those community agencies that serve the homeless population. The City currently allocates funds every year to social service agencies to assist homeless households. This funding needs to continue. Second, the development of more housing units that are appropriate for homeless households needs to be encouraged both in the City and in nearby areas of Ventura County.

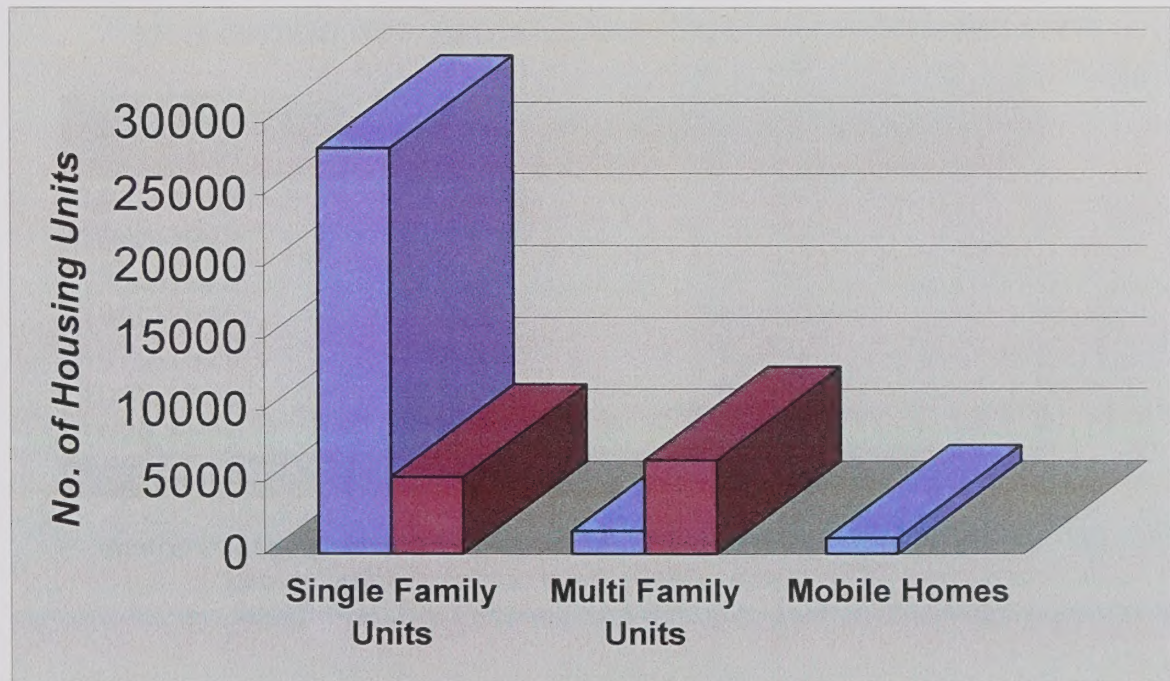
B. Housing Stock Data

Housing Units by Type

The housing stock in Thousand Oaks reflects the City's suburban, semi-rural character. The majority of the City's 42,770 housing units (as of January 2000) are single-family, detached units (data from State of California, Department of Finance). Approximately 78% of all the housing units are classified as single-family units, 19% are multi-family units and the remaining 3% are mobile homes.

ILLUSTRATION #7: HOUSING STOCK BY TYPE, 2000

CITY OF THOUSAND OAKS



Source: State of California, Department of Finance, January 2000

Single Family Units		Multi Family Units		Mobile Homes
Detached	Attached	2-4 Units	5+ Units	
28,217	5,315	1,611	6,537	
TOTALS		33,532		8,148
				1090

Age of Housing

Thousand Oaks' housing stock is typical of many communities in Southern California. The vast majority of the housing units in the City were built after World War II. Approximately 99% of all the housing units in the City were built after 1950. Of those units built prior to 1950, the majority is located in the older, central part of Thousand Oaks known as Old Town. Only 344 units in the City are over 45 years of age and, of those, approximately 60% are located in Old Town.

At the time that this Housing Element document was written, 2000 U.S. Census data was not yet available. Using 1990 U.S. Census data and January 2000 data from the California Department of Finance, the following estimates of age of housing were developed.

ILLUSTRATION #8: AGE OF HOUSING STOCK, CITY OF THOUSAND OAKS

<i>Year Built</i>	<i>Number of Units</i>	<i>Percent of Total</i>
1939 or earlier	100	<1%
1940-1949	244	<1%
1950-1959	1,677	3.9%
1960-1969	10,078	23.6%
1970-1979	16,643	38.9%
1980-1989	9,023	21.1%
1990-1999	5,005	11.7%
TOTAL	42,770	100%

Source: U.S. Department of Commerce, Bureau of the Census, 1990 Census
State of California, Department of Finance, January 2000

Vacancy Rates

The vacancy rate in a community indicates the percentage of units that are vacant and for sale/rent at any one time. According to Department of Finance figures (State of California) for January 2000, the vacancy rate for Thousand Oaks was 3.46% or 1,479 vacant units. This figure takes into account all vacant units, including units recently built (or under construction) as well as previously occupied units.

The vacancy rate has not changed dramatically in Thousand Oaks in recent years. According to U.S. Census data, the vacancy rate in Thousand Oaks was 3.5% in 1990. Therefore, there has been relatively little change in the vacancy rate between 1990 and 2000.

Housing Condition

As the City's housing stock ages, there is concern about the condition of the existing housing units. Approximately 28% of the City's existing units are now 30 years of age or older. If these units have not been properly maintained during the years, there may be the need for rehabilitation or repair assistance.

The most recent housing condition survey was completed in 1985. The survey was conducted in those areas of the City where the housing stock was older and, in total, approximately 4,249 units in all were included in the survey. Approximately 872 of those units were determined to have deferred maintenance items (minor rehabilitation) and another 298 units were identified as substandard and in need of rehabilitation. These 1,170 units in total amounted to less than 4% of the City's total housing stock at that time. If that same 4% figure was applied to the year 2000 total housing stock of 42,770 units, then 1,710 units would need some level of rehabilitation assistance.

Another general measure of rehabilitation need is the estimate of substandard units for the entire Ventura County area. According to The State of California's Housing Markets 1990-1997 (State of California, Department of Housing and Community Development, January 1998), approximately 7% of housing units in Ventura County are estimated to have "housing structure or problems." Statewide, the estimate of units considered to be substandard is 12% of all units. If the 7% figure for Ventura County is applied to Thousand Oaks' 2000 housing stock total, then 2,994 units could be considered to be substandard. These estimates are, of course, very general and the housing stock in the City is not necessarily similar to the housing stock throughout the County of Ventura. However, the estimates do provide some measure by which to gauge rehabilitation need.

In addition to the normal "aging" process, other factors can affect housing condition. In 1994, the Northridge Earthquake occurred with resultant damage to structures and property in the surrounding areas. The 1994 earthquake affected residential units in Thousand Oaks. The City, in combination with State and Federal agencies, established an "Earthquake Recovery Assistance Program." Staff from the ERAP inspected over 200 homes damaged in the earthquake at the request of the owners. Total damage was estimated at over \$3 million dollars. In the years following the earthquake staff from the ERAP assisted residents in coordinating repairs to their homes and obtaining financial assistance.

Because the City's last housing condition survey was conducted in 1985, it is recommended that the City undertake a new housing condition survey during the time frame of this Housing Element. The survey should especially target those areas

where rehabilitation assistance traditionally is needed such as older neighborhoods, mobile home parks and multi-family structures with evidence of deferred maintenance. Program #5 in Chapter 8 of this Housing Element describes the recommended housing condition survey.

Cost of Housing and Affordability

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Unfortunately, housing in Thousand Oaks has always been considerably more expensive than most of the surrounding Ventura County communities.

Homeownership Costs

Thousand Oaks has one of the more expensive housing markets in the Ventura County area. During the last decade the median selling price for Thousand Oaks has consistently been more than the median price countywide.

In Spring 2000 the average sales price for a single-family unit listed on the MLS (Multiple Listing Service) of the Board of Realtors was approximately \$310,000 for the Thousand Oaks/Newbury Park area. This figure represented both single family attached and detached units.

In order to be able to afford to purchase this average \$310,000 home, a household would need an income of approximately \$86,120 annually. This assumes a 20% downpayment of \$62,000 and a 30-year traditional mortgage at 8% interest. Property taxes and insurance are estimated to be 1.5% of the purchase amount. The total mortgage, taxes and insurance cost are \$2153 per month and this figure is estimated to be no more than 30% of the household's income. The \$86,120 household income figure far exceeds the average income of low and very low-income households, thereby pricing homeownership out of their range unless subsidies are provided. In fact, the \$86,120 figure also exceeds the estimated maximum household income for a moderate-income household of 4 persons in Thousand Oaks, which HUD has estimated at \$82,200 per year.

Rental Costs

While homeownership is out of reach for many low and moderate-income households, the rental market does not provide many more opportunities. According to a rental housing survey conducted in the Thousand Oaks/Westlake

market area in January 2000, the average rent for a multi-family rental unit was \$1,143 per month. The average rent by bedroom size was as follows:

ILLUSTRATION #9: AVERAGE RENTAL COSTS, CITY OF THOUSAND OAKS JANUARY 2000

Bedroom Size	Average Monthly Rent
Studio	\$744
1 Bedroom	\$992
2 Bedroom	\$1,189
3 Bedroom	\$1,441
<i>Average for All Sizes</i>	<i>\$1,143</i>

Source: Dyer Sheehan Group, Inc., Ventura, CA. January 2000

The same survey referenced above reviewed rental costs from January 1998 to January 2000. The results of that review indicated that the most significant increase in rental costs occurred in the calendar year 1999 when rental costs on average increased approximately 13.9%. For example, the average rent for a 2-bedroom unit increased from \$1,286 to \$1,444 -- a \$155 increase per month in just the 12-month period from January 1999 to January 2000.

Housing Cost and Overpaying for Housing

Regarding affordability of housing, the information previously noted on page 6 of this document indicate that approximately 6,427 lower income households are estimated to be overpaying for housing. Typically, this means that the household is paying more than 30% of their income for housing. Once a household starts to pay more than 30% of income for housing, then it is assumed that there is less money available for other household necessities such as food, transportation, child care, etc. and, consequently, the household is considered to be paying too much for housing. The 30% figure is typically used by governmental agencies as a measure of affordable housing and includes all housing costs. For a renter household this would include monthly rent and utilities. For a homeowner household, it typically includes monthly mortgage principal, interest, tax and insurance payments. While lower income households typically are most at risk for overpayment of housing, this situation can also affect moderate and above income households. Due to the spiraling increase in housing costs in California communities, overpaying for housing has extended into the moderate and above income categories also.

The chart on page 22 dramatically illustrates why there are so many households overpaying for housing. Using year 2000 data for household incomes and housing

costs, the chart compares the amount of funds that a household has available for an affordable housing payment (defined as 30% of monthly income) and compares that amount to the average rental and for sale cost of housing in Thousand Oaks. As the chart demonstrates, very low-income households cannot “afford” the average 1, 2 or 3 bedroom rental in Thousand Oaks. The average rental cost of those units exceeds 30% of their income. For example, a very low-income household of 4 persons can afford to pay \$856 per month but the average rent for a 2-bedroom unit is \$1189. Even if this 4-person family decided to try to rent a 1-bedroom unit (which would probably result in an overcrowded situation), they could not afford the 1 bedroom rent of \$992 per month. Therefore, the very low-income households must “overpay” in order to rent the average unit.

Low-income households can afford the average 1 bedroom unit but typically cannot afford the larger size rental units, especially the 3 bedroom unit rentals. Moderate-income households can afford all of the unit size rentals but, as the chart also demonstrates, cannot afford the \$2,153 housing payment for the average “for sale” unit of \$310,000. Very low and low-income households are completely priced out of the homeownership market.

In summary, the chart on the following page demonstrates that:

- Very low income households cannot afford average rentals in the City, irregardless of bedroom size,
- Low income households can afford some smaller size rental units but cannot afford 3 bedroom rental units, and
- Very low, low and moderate-income households cannot afford the monthly housing payment to purchase the average “for sale” single-family unit.

ILLUSTRATION #10: COMPARISON OF HOUSEHOLD INCOME LEVELS TO AVERAGE HOUSING COSTS

CITY OF THOUSAND OAKS, 2000

<i>HOUSEHOLD SIZE AND INCOME LEVEL</i>	<i>"AFFORDABLE" HOUSING PAYMENT</i>	<i>AVERAGE 1 BEDROOM RENT</i>	<i>AVERAGE 2 BEDROOM RENT</i>	<i>AVERAGE 3 BEDROOM RENT</i>	<i>HOUSING PAYMENT FOR AVERAGE "FOR SALE" UNIT</i>
Very Low Income Household (2 persons)	\$685	\$992	\$1189	\$1441	\$2153
Very Low Income Household (4 Persons)	\$856	\$992	\$1189	\$1441	\$2153
Low Income Household (2 Persons)	\$1003	\$992	\$1189	\$1441	\$2153
Low Income Household (4 Persons)	\$1255	\$992	\$1189	\$1441	\$2153
Moderate Income Household (4 Persons)	\$2055	\$992	\$1189	\$1441	\$2153

Notes:

1. "Affordable Housing Payment" is considered the appropriate amount of funds that should be spent for housing costs and is calculated at 30% of the household's monthly income.
2. Monthly income determined by dividing annual income by 12 months using HUD's Income Limits (March 2000) as listed on page 5 of this report.
3. Housing Payment for Average "For Sale" Unit based on average sales price of \$310,000 in Spring 2000 for single-family unit in Thousand Oaks. See page 19 for calculation of housing payment.

Shaded areas on the chart indicate those housing units that would be "affordable" to the specific household type.

C. Summary of Housing Issues

In regard to Thousand Oaks' housing stock, the most significant issue is the cost of housing. This is true, of course, not only for Thousand Oaks but also for many other California communities. Other potential housing issues such as housing condition or overcrowding are not as critical as the monthly cost of housing, especially housing affordable to the various household income levels.

As the chart on the previous page demonstrates, lower income households have a limited amount of income that they can "afford" for housing. However, average market rents typically exceed the 30% affordability limit for both low income and very low-income households. This gap is extremely significant for very low-income households. These households have little choice but to either pay more than they can afford for housing or resort to living in a housing unit that is less expensive but probably too small for their household size.

In summary affordable housing for all household income levels is a significant need in the Thousand Oaks area. Both owner and renter households experience difficulties in affording housing, but it appears that renter households have a more severe need. Lower income renter households, in particular, have limited income and resources when it comes to securing affordable housing.



3. PROJECTED HOUSING NEEDS

According to State Housing Element Guidelines, Housing Elements should include an analysis of the number of housing units to be built, rehabilitated, and conserved in order to meet the locality's current and future housing needs. Following is an analysis of Thousand Oaks' new construction, rehabilitation and conservation needs.

A. New Construction Need: 1998-2005

Estimate of Need (1998-2005)

Determining the number of new units needed in a community has been the responsibility of regional "Council of Governments" in past years. SCAG (Southern California Association of Governments) is the regional Council of Government that represents Thousand Oaks and the surrounding Ventura County area. In addition, communities in Los Angeles, San Bernardino, Riverside, Orange and Imperial counties are also part of the SCAG region. In November 1999, SCAG developed estimates of future need for the Ventura County area. These estimates reflect housing needs for the period from January 1, 1998 to June 30, 2005.

According to the adopted SCAG estimates, Thousand Oaks has an estimated need of 4,382 new housing units between 1998-2005. This estimate was developed by SCAG based on projected growth of households in the area, vacancy rates and replacement housing needs.

ILLUSTRATION #11: NEW CONSTRUCTION NEED, 1998-2005

Units Needed Due to:	# Of Units Needed
Household Growth	3,905
Vacancy Need	107
Replacement Need	371
TOTAL	4,382*

** Please note: SCAG estimate is 4,382 units although the three categories, when added together, actually total 4,383 units.*

Household Need by Income Level

After determining the number of additional households expected by the end of the planning period, SCAG further quantified future households by income level. The goal of this analysis was to distribute lower income households equitably throughout a region thereby avoiding undue concentrations of very low and low-income households in one jurisdiction.

For the City of Thousand Oaks, the SCAG goal is that 36% of all new households will be lower income (very low and low income) households, or 1,576 total new lower income households. The remaining 2,806 households or 64% of the total were estimated to be moderate or above moderate-income households. The exact breakdown of the income groups is as follows:

Very low Income	978 households (22 %)
Low Income	598 households (14%)
Moderate Income	1,251 households (29%)
<u>Above Moderate Income</u>	<u>1,555 households (35%)</u>
TOTAL	4,382 households (100%)

The definitions of income used in the SCAG plan reflect the income definitions used by the State of California. See page 5 in this document for further descriptions of income determinations.

B. Adjusted New Construction Need: 2000-2005

The SCAG new construction need was adopted in 1999 and reflects the period from January 1, 1998 to June 30, 2005. Since this Housing Element document was written and adopted in 2000, it is important to adjust the totals in order to reflect the units that have been added to the stock between January 1, 1998-January 1, 2000.

According to data from the Department of Finance, State of California, approximately 1,431 units were added to the housing stock between January 1, 1998 and January 1, 2000.

ILLUSTRATION #12: HOUSING UNIT CHANGE, 1998-2000

Date	# Of Total Units
January 1, 2000	42,770
January 1, 1998	41,339
Difference	+1,431 Units

Source: State of California, Department of Finance

Since the SCAG data reflects the 1998-2005 time period, the new construction estimate must be adjusted by the number of units added to the housing stock between 1998-2000. Therefore, the total 4,382 new construction need as estimated by SCAG needs to be adjusted by 1,431 units. This adjustment results in a **revised January 1, 2000 to June 30, 2005 new construction need of 2,951 units** (4,382 less 1,431 = 2,951 units). If this revised figure is divided by the 5.5 year time frame, then the annual new construction need is revised to 536.5 units per year.

Housing Need by Income Level, Adjusted 2000-2005

The new construction estimate is composed of different household income groups as explained previously in this section. In addition to revising the total new construction estimate, the number of units provided in the 1998-2000 time frame for very low, low and moderate-income households needs to be identified and the total adjusted for those units. Listed below are those units that have been added to the housing stock in the two-year time period according to household income level.

ILLUSTRATION #13: HOUSING UNIT CHANGE, BY HOUSEHOLD INCOME LEVEL 1998-2000

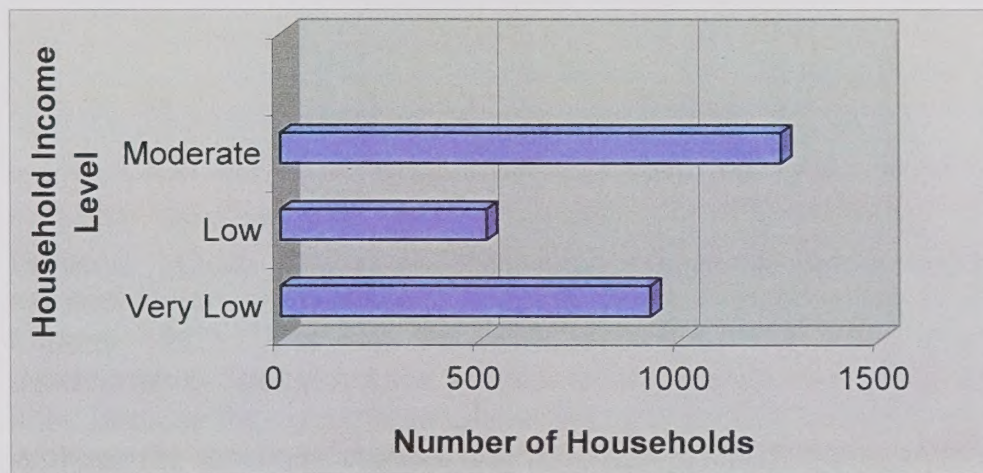
Household Income Level	1998-2005 Estimated New Unit Need	1998-2000 Units Added		REVISED 2000-2005 NEW UNIT NEED
		Development	# Of Units	
Very Low Income	978	Los Arboles	43	924 Units
		Stoll House	<u>11</u>	
		<i>Total</i>	54	
Low Income	598	Habitat for Humanity	1	517 Units
		Villa Garcia	<u>80</u>	
		<i>Total</i>	81	
Moderate Income	1,251			1,251 Units

In the very low-income category, 43 units of the "at risk" Los Arboles development were acquired by the Area Housing Authority of the County of Ventura (AHA) with assistance from the City of Thousand Oaks. These units are being credited with meeting a portion of the adequate sites need under Section 65583.1 (c) of the Government Code, the sections addressing units preserved at affordable housing costs. The Los Arboles units meet the requirements in that the units were a) at risk of being converted to market rate units, b) rents are affordable to very low and low

income households permanently and, c) the units after being acquired by the AHA were found to be in decent, safe and sanitary conditions.

Villa Garcia is credited with providing additional affordable units under the same section of the Government Code as Los Arboles. Villa Garcia is an acquisition/rehabilitation of 80 units by Many Mansions, a non-profit organization. Villa Garcia has long-term affordability controls and the units were in need of substantial rehabilitation at the time the project was acquired.

*ILLUSTRATION #14: NEW CONSTRUCTION NEED: BY HOUSEHOLD INCOME LEVEL
2000-2005*



C. Rehabilitation Need

The most recent housing condition survey was completed in 1985. The survey was conducted in those areas of the City where the housing stock was older and, in total, approximately 4,249 units in all were included in the survey. Approximately 872 of those units were determined to have deferred maintenance items (minor rehabilitation) and another 298 units were identified as substandard and in need of rehabilitation. These 1,170 units in total amounted to less than 4% of the City's total housing stock at that time. If that same 4% figure was applied to the 2000 total housing stock of 42,770 units, then 1,710 units would need some level of rehabilitation assistance.

The City has provided Redevelopment funding for a housing rehabilitation program since 1988. In fact, the City was the first in the State of California to use redevelopment funds for housing rehabilitation assistance. The housing rehabilitation program is still funded with Redevelopment funds and is currently

(year 2000) being managed by the consulting firm, Willdan Associates, under contract with the Redevelopment Agency. The housing rehabilitation program provides below market-rate loans and grants for emergency repairs and rehabilitation of existing housing units. Assistance is available to lower and moderate-income households, including seniors and disabled persons.

Staff from Willdan Associates report that there is still a demand for housing rehabilitation assistance. Although staff does not have any quantifiable estimates of housing rehabilitation need, they do report that they have a waiting list and, as of Spring 2000, are seeing the greatest demand from mobile home park residents. One of the recommended programs for the 2000-2005 time frame of this Housing Element is for the City to direct a housing condition survey to more accurately identify housing rehabilitation needs.

D. Conservation of Affordable Units

In 1989, State Housing Element law was amended to require that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments throughout the country were going to have affordability restrictions lifted because their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing, affordability of the units could no longer be assured.

Following are the required components to be discussed in an analysis of the conservation of the "at risk" units in a community.

1. Description and Identification of Potential "At Risk" Projects
 - Federally-Assisted Projects
 - State and Locally Assisted projects
2. Cost Analysis of Preserving "At Risk" Units
3. Resources for Preservation
 - Public Agencies and Non Profit Housing Corporations
4. Quantified Objectives for "At Risk" Units

1. Description and Identification of Potential "At-Risk" Projects:

Projects that are subject to an evaluation of their "at risk" potential are listed on the following pages. The projects are identified according to their primary funding source.

Federally Assisted Projects:

There are five projects located in the City of Thousand Oaks that have been assisted with federal mortgages or rent subsidies.

1. Project Name: Los Arboles
Project Address: 801 Calla Haya Street, Thousand Oaks
Owner /Representative:
Area Housing Authority of the County of Ventura
Financing: The Area Housing Authority purchased this project from the **original** owner in 1998, refinanced the development and retained all of the units as affordable.
Total Number of Units: 43 Units
Number of Assisted Units: 43 Units

Potential for Converting to Non-Low Income Use: **Very Low**

In 1995, the owners of this development filed notice with HUD that they were interested in arranging other financing or ownership of this project. The owners subsequently sold the development to the Area Housing Authority of the County of Ventura (AHA). With the AHA as owner of the development, the risk of the development converting to market rate is very low.

2. Project Name: Mountclef Apartments
Project Address: 3500 Mountclef Road, Thousand Oaks
Owner Name and Address: Partnership Service PO Box 50285, Atlanta, GA.
Type of Governmental Assistance Received: Section 236/Section 8
Original Loan Amount: \$371,300
Loan Term and Interest Rate: 40 Years, 7%
Total Number of Units: 18 Units
Number of Assisted Units: 12 Units (3 units of Section 8 assistance)

Potential for Converting to Non-Low Income Use: **High**

As of Spring 2000, HUD reported that 3 of the units were under the Section 8 program. The owner/manager have reported that there are a total of 12 units that are affordable. The Section 8 contract is only an annual contract and has to be renewed each year. HUD staff reported in Spring 2000 that they have received no notification from the owners as to any future plans.

HUD lists the Mountclef development as having a high potential for converting, primarily because it is owned by a limited dividend, for profit company.

3. Project Name: Conejo Future Apartments
Project Address: 130 Brazil Street, Thousand Oaks
Owner Name and Address: Shapell Government Housing,
8383 Wilshire Blvd., Beverly Hills, California
Type of Governmental Assistance Received: Section 221 (D) (4)
Original Loan Amount: \$2,209,000
Loan Term and Interest Rate: 40 Years, 8%
Total Number of Units: 90 Units
Number of Family Units: 0 Units
Number of Elderly Units: 90 Units

Potential of Converting to Non-Low Income Use: **High**

All of the units in this project are assisted with Section 8 rental subsidy contracts, which are annual contracts and are renewed each year.

HUD staff reported in Spring 2000 that they have received no notification from the owners as to any future plans. Because the owner is a profit motivated company, HUD lists the Conejo Future development as having a high potential for converting to market rate use.

4. Project Name: Hillcrest
Project Address: 2170 N. Westlake Blvd., Thousand Oaks
Type of Governmental Assistance Received: Section 202/Section 8
Total Number of Units: 15 Units
Number of Assisted Units: 10 Units

Potential of Converting to Non-Low Income Use: **Very Low**

These units are financed under both Section 202 and Section 8 assistance. The Section 8 assistance will not expire until January 2008. Due to the fact that the Section 8 assistance is in place until at least 2008 and because the development is owned by a non-profit, the potential for this development converting to market rate use during the time frame of this Housing Element is very low.

5. Project Name: Bel-Air
Project Address: 2220 N. Westlake Blvd., Thousand Oaks
Total Number of Units: 15 Units
Number of Assisted Units: 10 Units

Potential of Converting to Non-Low Income Use: **Very Low**

These units are financed under both Section 202 and Section 8 assistance. The Section 8 assistance will not expire until January 2008. Due to the fact that the Section 8 assistance is in place until at least 2008 and because the development is

owned by a non-profit, the potential for this development converting to market rate use during the time frame of this Housing Element is very low.

In addition to the projects identified above, there are three other federally assisted projects in the City of Thousand Oaks. These projects are Legget Court, Fiore Gardens and the Florence Janss development. All three are public housing developments and are not subject to conversion to market rate housing.

Other Forms of Federal Assistance:

Farmers Home Administration (FmHA)

There are no Farmers Home Administration Assisted Units in the City of Thousand Oaks.

Section 8 Moderate Rehabilitation Assistance

There are no rental units assisted with Section 8 Moderate Rehabilitation funds in the City of Thousand Oaks.

Community Development Block Grant Assistance (CDBG)

The City of Thousand Oaks has received CDBG funds in recent years. However, no CDBG funds have been used for the rehabilitation of rental units or assistance to rental units.

State and Local Assistance

The City of Thousand Oaks has utilized bond financing, Redevelopment funds and density bonus incentives to assist in the provision of affordable housing opportunities. Affordability restrictions are applicable to units assisted with Redevelopment funds.

2. Cost Analysis of Preserving "At Risk" Units

As identified in the previous section, there are two projects that are considered to have a potential high risk for conversion to market rate units. These are the Conejo Future Apartments and the Mountclef Apartments with a total of 102 units at both developments.

The most realistic estimate of the cost of preserving these units as affordable units is to use the actual costs for preserving Los Arboles Apartments. The Los Arboles apartments were affordable units that were purchased by the Area Housing Authority of the County of Ventura when they were at risk of being converted to

market rate units. The total acquisition and rehabilitation cost for preserving this 43-unit development was approximately \$3.8 million dollars. This can be translated into a per unit cost of \$88,000 per unit. Although the square footage and unit bedroom sizes may be slightly different, the \$88,000 cost estimate can be generally applied to the Conejo Future and Mountclef Apartments to provide an approximate estimate of the cost of preserving these units should the owners decide to sell the properties.

The Conejo Future apartments contain a total of 90 units. At \$88,000 per unit, the approximate cost to preserve these units would be \$7.9 million dollars. The Mountclef Apartments is an 18-unit development with 12 affordable units. The cost to preserve the 12 affordable units is approximately \$1 million ($12 \times \$88,000 = \$1,056,000.00$)

3. Resources for Preservation

Public Agencies and Non Profit Housing Corporations

The City of Thousand Oaks is fortunate to have an active Redevelopment Agency, which is committed to preserving and producing affordable housing opportunities. For example, the City's Redevelopment Agency was one of the first agencies in the State of California to utilize Redevelopment tax increment funds for housing rehabilitation activities during the mid-1980s. Agency staff and members are an important resource for recognizing and reacting to the two projects that are potentially "at risk" for conversion to market rate housing. It is possible that Redevelopment staff, under the direction of the City's Housing and Redevelopment Division Manager, will be responsible for monitoring the status of the two projects and coordinating action plans should any of the projects elect to pre-pay mortgages or opt out of Section 8 rental subsidies. The Redevelopment Agency played a critical role in preserving the Los Arboles development by providing a \$1 million financing package to the Area Housing Authority to assist them in purchasing this at risk property and preserving the affordable units.

The Area Housing Authority was formulated under a Joint Powers Agreement to serve the Cities of Thousand Oaks, Camarillo, Moorpark, Simi Valley, Ojai, Fillmore and the unincorporated areas of Ventura County. As noted above, the Area Housing Authority has demonstrated its leadership role in preserving affordable opportunities by purchasing the Los Arboles development and permanently preserving the units as affordable housing.

In addition to the two public agencies identified above, there is a non-profit housing organization that has been very active in Thousand Oaks. Many Mansions is located in the City and has provided a unique and effective rental subsidy

program for several years. This subsidy program assists lower income households with their rent payments and also provides housing counseling. In addition to the rent subsidy program, Many Mansions also acts as developer and/or manager of affordable housing developments in the City. Many Mansions is the sponsor and developer of the 29 unit Schillo Gardens project. Many Mansions has an ownership interest and manages the 101 unit Shadow Hills Apartments and the 80 unit Villa Garcia development. Further, Many Mansions is completing plans for the development of the 50-unit Village Inn and the management of the Oak Creek Senior Villas development. Many Mansions could be a potential developer or sponsor should either of the owners of the two "at risk" projects decide to sell their property.

4. Quantified Objectives and Program Efforts for "At Risk" Units

As part of the objectives of this Housing Element Update, quantified objectives were established for the construction, rehabilitation and conservation of units (see Chapter 8, "Housing Programs, 2000-2005"). Included in those objectives is the preservation of the 102 units (Conejo Future and Mountclef Apartments) considered at high risk for conversion to market rate units.



4. HOUSING CONSTRAINTS

In planning for the provision of housing, constraints to housing development must be recognized. Many of these constraints cannot be mitigated by local government, particularly those related to the condition of the national economy, but others can be addressed. Constraints to housing include governmental constraints and market constraints.

A. Governmental Constraints

Governmental regulations, while intentionally regulating the quality of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees, and other exactions required of developers, and local processing and permit procedures. Land use controls may limit the amount or density of development, thus increasing the cost per unit. On site and off site improvements like road improvements, traffic signals on adjacent streets or sewer improvements may increase an individual project's costs of development. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development. The following describes potential governmental constraints, which may affect the cost of housing in Thousand Oaks.

Land Use Controls

The City's General Plan and Zoning Ordinance provides for a range of housing types and densities. Densities vary from low and very low density with a range of 0-4.5 dwelling units per acre to medium and high density, which allow from 4.5 units up to 30 units per acre.

Measure A

A land use regulation specific to Thousand Oaks is the City's "Residential Development Control System (RDCS)." The RDCS was originally approved by the voters of Thousand Oaks in 1980 and is commonly known as "Measure A." In 1990, the City Council extended the term of Measure A until December 31, 2002. At that time, the City Council may or may not extend the term of Measure A.

Measure A controls the rate of residential development in the City by limiting the number of development allotments per year. From 1990-94 the number of allotments allowed was 650 per year. From 1995-2002, the number of allotments permitted is 500 per year, less a number equal to the number of dwelling units in

exempt small projects built the prior year. There are certain types of developments, which are, exempt from the Measure A allocation procedures, these include:

1. Projects of not more than 4 residential dwellings,
2. Fourplexes or lesser numbered multiple dwellings on a single existing lot,
3. Single family residential units on a single existing lot,
4. Rehabilitation or remodeling of an existing dwelling, or conversion of apartments to condominiums, so long as no additional dwelling units are created,
5. Housing developments found by the City Council, or body designated by the Council to make that finding, to be very low, low and/or moderate income or senior citizen dwelling unit projects, funded or subsidized pursuant to the provisions of applicable federal, state or local law as or programs, and
6. After December 31, 1990 that portion of developments for which a Development Agreement has been entered into with the City, which agreement provides a phasing plan for the maximum number of annual building permits to be issued on and after December 31, 1990.

Measure A was a response to the explosive growth experienced in the City over a prolonged period through the mid to late 1970's. The intent of Measure A is to:

"...achieve a steady, rather than a fluctuating, overly rapid, rate of residential growth each year in order that the services provided by City, school, park, utility and/or service agencies operating in the City can be properly and effectively staged in a manner which will not overextend existing facilities, will allow the opportunity to bring deficient services up to required and necessary standards, and will minimize costs of facility expansion through long-range planning."
{Section 9-10.01(b)}

Although the number of allotments is fixed each year, there have been modifications made to Measure A in regard to the allotment pool. For example, unused allotments can be assigned to a "pool" of allotments to be used in future years. Also, adjustments are made to the number of allotments yearly to account for units exempted such as 4 unit or less projects (but not affordable projects). Further, due to some legal settlements, the Lang Ranch development was exempt from the Measure A process and approximately 150 allotments annually from 1991-1994 were allocated to that development outside of the Measure A process. One further modification in recent years has been the use of "Development Agreements" as part of the Measure A process. These agreements are typically for larger projects which will be developed in "stages" and therefore require allotments over a multi-year period. Beginning in 1991 and ending in 1998, an average of 390 allotments per year were allocated to projects, which have approved Development Agreements.

The chart below identifies the number of allotments available each year, the number of allotments requested and the number of allotments actually allocated. A review of the numbers reveals that there were more allotments allocated than requests. The numbers here are deceiving, however, since the allotments in approved "Development Agreements" are not included in the total number of allotments requested. For example, in 1995 there were 643 allotments available and a total of 24 allotments requested. However, 374 allotments were allocated in 1995. These 374 allotments include the 24 requested and 350 allotments for approved "Development Agreements."

ILLUSTRATION #15: MEASURE A ALLOTMENTS

AVAILABILITY AND ALLOCATIONS 1995-2000

Year	Total Allotments Available	Requests for Allotments	Allotments Allocated*
1995	643	24	374
1996	496	171	531
1997	488	204	554
1998	484	243	468
1999	477	111	124
2000	482	155	**
TOTAL	3,070	908	2,051

* Allotments allocated may exceed allotments requested due to previously approved "Development Agreements" which do not have to request allotments yearly.

** At the time this Housing Element was prepared (Spring, 2000), the allotments for 2000 had not yet been allocated.

The Measure A allocation process is based on a one-year cycle. Developers file their project applications and their allocation request concurrently. If the project is approved on its merits, the allocation request is automatically considered that year. In order to coordinate the process with the State's permit streamlining act, projects go through the entitlement and allotment process within 6-12 months. No individual project can receive more than 60% of the available allotments in a given year – or 300 allotments in a year when 500 are available.

The eligible projects compete with one another in the annual cycle on the basis of 24 separate project rating criteria, which were established by the Ordinance. These criteria relate to the availability and adequacy of public services and facilities, and the design of the project and its conformity to City standards. "Inclusionary" projects, with a portion of their dwelling units affordable to low/moderate income groups receive additional rating points (and, of course, the actual low/moderate income units are exempt). The City Council selects the project, which will receive

allotments after reviewing the point ratings for all the competing projects at a public hearing.

The City has not denied any allotment applications for many years, since the number of allotments requested has fallen within the amount available for allotment. In the early to mid 1980s, a few projects did not receive allotments in their first year, but did receive them the second year. Projects which do not receive allotments in a given year automatically compete in the subsequent year. Such projects do not have to be reheard on their merits. They merely compete again in the City Council's allotment hearing the next year.

Several issues are of concern whenever there is a managed growth policy in a community. These include whether the policy severely restricts growth and whether the policy constrains the provision of affordable housing. In regard to the first issue, the data since 1995 indicate that a total of 3,070 allotments were available from 1995-2000. During that time frame, there were requests for only 908 allotments. This indicates that the number of requests for allotments was less than 30% of the total available. This review of the actual data provides proof that Measure A does not act as a constraint to housing production. Measure A does not restrict housing production and the allotments allocated more than adequately provide enough building permits for housing market demand.

The second issue is in regard to affordable housing production. Measure A does exempt "very low, low and or moderate income or senior citizen dwelling unit projects" from the Measure A process. These developments must be funded or subsidized pursuant to applicable federal, state or local laws or programs. From 1989-95, there have been 246 very low, low and moderate-income units constructed that are affordable and exempt from Measure A. Of those 246 total units, 135 were very low and low income and 111 were moderate-income units. In addition, another 57 units (Oak Creek Senior Villas) were approved. Therefore, a total of 303 affordable units were approved during the 1989-1999 period. These 303 units are in addition to the market rate allotments approved in the Measure A process during the same time period.

The Measure A regulations regarding affordable projects are flexible. For example, there are no complex or rigorous rent, sales price or affordability period restrictions listed in Measure A. There appears to be an acknowledgment that these restrictions vary depending on the funding source (state, federal or local) and each project may reflect those variances. This flexibility should be encouraged as long as each project is carefully evaluated and the City is assured that units in the project will truly be affordable for a reasonable period of time.

One additional issue, however, in regard to affordable units and Measure A is the absence of any incentives to provide affordable units in the market rate projects. There are no mandatory inclusionary requirements in Measure A. The only reference

to affordability in the Measure A evaluation process is in the point system where a very small number of points can be awarded for the provision of housing for low and very low-income households. Between 7-10 points can be awarded in this category and every project receives a base number of 7 points whether there are affordable units or not. Depending on the percentage of affordable units, a project can then increase the number of points received to between 8 - 10 points. It is recommended that the City review their rating system and possibly provide more points or incentives for the inclusion of affordable units within market rate projects.

Measure E

City Ordinance No. 1280-NS (Measure E) was adopted in response to a ballot initiative, passed in November 1996. This Ordinance requires that any amendment to the Land Use Element of the City's General Plan which would increase residential land use density or increase the amount of commercial acreage beyond the City's General plan of November 5, 1996, be subject to approval of the electorate.

The following exemptions are provided in the ordinance:

1. Where the amendment is necessary to avoid, or the application of the voter approval requirement of this section would be deemed an unconstitutional taking of property under the United States or California Constitutions, be contrary to federal laws, or the laws of this state.
2. Where the amendment is necessary in order to comply with, or is directed under a court order, judgment, writ or mandate.
3. Where the amendment is necessary for a viable use of publicly owned land which has been determined by the owner to be, and is declared surplus as no longer needed for a public purpose, such as unneeded school sites.

The important point to note is that during the time period since Measure E was approved, there have been no amendments to the Land Use Element, which were subject to the provisions of the ordinance. Therefore, Measure E is not considered a significant impediment to the development of housing.

SOAR

In November 1998, the Save Open Space and Agricultural Resources (SOAR) initiative was passed by the Ventura County electorate to preserve open space and agricultural lands within Ventura County. A companion SOAR initiative was also passed by voters within most of the County's cities, including Thousand Oaks. Under Ordinance 1328-NS, adopted by Thousand Oaks, an urban restriction boundary was established around the City, coterminous with the City's Sphere of Influence line. The ordinance created a new prohibition on most urban development outside of this urban restriction boundary until December 31, 2030, unless amended by a vote of the electorate.

An exemption is provided in the Ordinance if the Council finds that “the development will help fulfill the City’s highest priority housing need as required by state law, i.e., for low and very low income housing.” SOAR has not been a constraint to the provision of new units during the past few years since it was approved. Please see the discussion at the end of this chapter (“Analysis of Constraints on Thousand Oaks’ Housing Market”) for a full discussion of the impact of land use controls in Thousand Oaks.

Infrastructure Capacity and On/Off Site Improvements

Infrastructure and public facilities are important in evaluating the potential of developing additional residential units. While Thousand Oaks has the major infrastructure components “in place” (i.e. wastewater treatment plants, water system, etc.), the significant issues are the continued maintenance of these facilities as well as increases in capacity as the community grows. The City has utilized a “pay as you go” system in which land developers must pay the costs of utility line extensions and a pro rata share of the cost of expansion of system capacities necessitated by new development. Both the City’s water system and sewage treatment system are adequate to serve current needs. In regards to future needs, planning agencies for both systems are anticipating increased capacity and expansion.

A review of the City’s on and off site improvement requirements indicates that the City’s current requirements are similar to those of surrounding communities. Required improvements such as street widths, covered parking, open space, circulation improvements, etc. are within the typical range of improvements required by surrounding communities. A complete description of the development standards required in residential districts in the City is included in the Appendix to this document.

Governmental Fees

Land development within the City of Thousand Oaks is subject to direct fees imposed by the City itself, fees imposed by the City on behalf of another governmental agency, and/or fees imposed by another governmental agency within the City boundaries. These fees are imposed for the purpose of offsetting future capital expenditures to accommodate future development or for defraying the City’s cost of reviewing a development proposal and providing required permits, plan checks, and inspection.

Public agencies, which levy fees in Thousand Oaks, either directly or indirectly through the City, include:

- City of Thousand Oaks, Department of Public Works
- City of Thousand Oaks, Building and Safety Department
- City of Thousand Oaks, Planning and Community Development

- Conejo Recreation and Park District
- Conejo Valley Unified School District
- Ventura County Fire Protection District
- County of Ventura, Sheriff's Department
- Triunfo County Sanitation District
- Ventura County Flood Control District
- Calleguas Municipal Water District

The gross amount of fees for capital improvements payable on behalf of a project vary somewhat from one area of the community to another, primarily due to three factors, listed below:

1. Whether or not the project is located in the water service area of a public agency (the City itself) or a private company. Fees charged within the City water service area at the time of development are substantial. Private water companies serving parts of Thousand Oaks do not levy a comparable "up-front" charge for financing capital construction needed to serve new development but do collect contributions in aid of construction or require the construction of certain capital facilities necessary to provide service to the new development. Monthly water rates are higher in areas served by private water companies for this reason. In some cases, developments in the service areas of private companies are asked to provide capital facilities; this is not a fee but adds capital cost.

2. Whether or not the project is located in a geographic area with a special need. For example, a special fee on new development (\$2,120 for a single family unit) is charged in the Newbury Park area to provide for future road improvements, which are not expected to be constructed by developers. Supplemental water storage improvements are needed to serve some specific areas. These water reservoir storage fees can vary from \$1,700 - \$8,000 per unit, depending on the area in which the unit is located. School feasibility fees are based upon a rate of \$1.93 per square foot for residential and \$0.26 per square foot for commercial uses.

3. Whether or not the project is located in the City of Thousand Oaks wastewater service area (about 80% of the Valley) or the Triunfo County Sanitation District service area. Wastewater connection fees are lower in the City's service area by approximately \$1,700 for a single-family unit and \$3,000 for a condominium or apartment.

While fees do vary based on the factors cited above, some "average" examples of typical fees for single-family and multi-family development can be estimated. Most development fee totals, including both processing and capital improvement fees, will range from \$22,000 to \$25,000 per unit for single family detached, \$17,000 to \$19,000 for condominiums and \$15,000 to \$17,000 for apartment projects.

City of Thousand Oaks Housing Element

ILLUSTRATION #16 : AVERAGE TOTAL DEVELOPMENT FEES (2000)

<i>Type of Unit</i>	<i>Range</i>
Single Family, Detached	\$22,000-25,000 per unit
Condominiums	\$17,000-19,000 per unit
Apartments	\$15,000-17,000 per unit

Source: City of Thousand Oaks, Community Development Department July 2000

Processing Time

The residential development process proceeds through various stages, each of which requires some form of City approval. Normally, the first major step in the process (for property already zoned appropriately) is the filing of a tentative tract map (subdivision application) and/or development permit (residential or hillside planned development permit application).

Once the City approves a residential development project, the developer's next step would be to finalize their plan (at a greater level of detail) based upon the specific conditions of approval. Public improvement (streets, utilities, drainage, street lighting, etc.) plans and grading plans are prepared and submitted for plan check. These are reviewed for consistency with the exhibits and conditions approved for the project by the Planning Commission or City Council. If these plans are consistent and meet all other City criteria and standards, a grading permit is issued, and grading for the project can commence.

For a subdivision, the final tract map cannot be recorded until the grading plan is approved. The builder must also apply for building permits in order for the residential structures to be built. Building permits are issued only after the grading is complete and certified.

Processing time for typical residential projects ranges from 4-6 months for an affordable housing project without a zone change or EIR to 9-12 months for a market rate project requiring a zone change and an EIR.

The length of time is affected largely by the City's RDCS (Measure A) that allows market rate residential applications to be filed twice a year: in April for projects requiring an EIR and October for those which do not. All subsequently approved projects are then reviewed for development allotments the following spring and ranked. The City of Thousand Oaks, like all other local agencies, must and does comply with development processing time limits as specified by State law.

Building Codes

The Building Codes adopted by the City of Thousand Oaks are the Uniform Building Code, Uniform Plumbing Code, Uniform Mechanical Code, and National Electric Code modified on the basis of local conditions, i.e., the foundation requirements are modified to cope with expansive soil conditions prevalent in the City.

The City Department of Building and Safety is continually keeping abreast of new products and building techniques, which can facilitate and thereby potentially reduce the cost of construction processes. To that end, City staff participates in a continuing educational training program and in the meetings of the Ventura County and Los Angeles Chapters of the International Conference of Building Officials whose members include representatives of Masonry and Drywall Industries, Contractors, Building Product Manufacturers, and Building Material Testing Agencies.

The City's Building Codes have been adopted in order to prevent unsafe or hazardous building conditions. As such, the City's codes are a reasonable and normal enforcement of City regulations and do not act as a constraint to the construction or rehabilitation of housing.

B. Market Constraints

There are a number of costs involved in the development of housing. These include land and construction costs, site improvements (streets, sidewalks, etc.), sales and marketing, financing and profit. Because these costs are so market sensitive, it is difficult for a local governmental body to reduce them in any way.

As is true for most other California communities, Thousand Oaks is an expensive housing market. Because of its proximity to the Los Angeles job market and its attractive semi-rural character, Thousand Oaks is viewed as a desirable place to live. Developable land is available but purchase costs can range dramatically. While there may be infill lots available in the \$100,000 price range, large lots in the outlying areas of the City can cost twice or more than that amount. Construction costs for residential development can also vary depending on whether the unit is part of a tract development or is being built as a custom or "spec" house. Average per square foot construction costs can range from \$80 to \$200+, depending on the type of housing construction, amenities, quality of improvements, etc. It is important to note that the City has recognized that homeownership is a financial challenge for many low and moderate-income households and has provided through the RDA an "Ownership Assistance" program and mortgage bond financing for many Thousand Oaks households. This program is recommended to be continued in future years so that additional households can be assisted.

Rental costs, like homeownership costs, are also very high in Thousand Oaks. Construction costs for rental units, similar to homeowner units, can be very expensive. With current tax laws, there is little financial incentive for developers to build new multi-family, rental units. Unless there is a severe shortage of rental units in a community, there is little profit margin for developers to undertake new construction of rental units. Due to this situation, it becomes even more critical to preserve the existing developments of rental housing and to ensure that they remain part of the housing stock. The City intends to continue to administer their Condominium Conversion Ordinance, which restricts the conversion of apartments to condominiums, depending on the current vacancy rate. Further, the City has experience in helping non-profits acquire and then manage existing multi-family units. In recent years, the City provided financial assistance to projects in which Many Mansions participated in order to assist them in the acquisition of the 101 unit Shadow Hills development, the 80 unit Villa Garcia development and the 50 unit Esseff Village project. Further, the City provided \$1million in assistance to the Area Housing Authority to purchase the Los Arboles "at risk" rental development.

C. Analysis of Constraints on Thousand Oaks' Housing Market

The constraints with the most potential for affecting the housing market are the land use controls imposed by Measure A, Measure E and SOAR. While infrastructure availability, governmental fees, processing times and building codes can and do affect housing, these factors are not significant constraints in Thousand Oaks. The City's fees, processing times and building codes are similar to those imposed by neighboring communities and are not inappropriate in comparison to other jurisdictions.

Land use controls, however, can affect residential housing and construction. However, as the discussion on the previous pages has indicated, the land use controls in Thousand Oaks have not had a negative impact on the market to date. In fact, during the past few years, the City has exceeded its new construction goal of providing additional units to the housing stock. As information in Chapter 7 of this document indicates, the City's total housing stock increased by 1,972 units during the three year period from January 1997 to January 2000. Its new construction goal for this same time period was 1,345 units indicating that the City exceeded its goal by accommodating 627 more units than originally projected. This information indicates that the land use controls have not constrained the ability of the City to provide its regional share of new housing units. As the availability of land decreases in the City, however, these land use controls may have a negative effect on residential development in the future. Therefore, the City will continue to monitor the land use controls in effect and ensure that opportunities for construction of affordable housing are not negatively impacted.



5. RESOURCE INVENTORY

A. Land Inventory

There is sufficient vacant acreage available for new residential development at various densities levels in Thousand Oaks. According to information compiled by the City's Community Development Department in 2000, there is sufficient vacant land for a maximum number of 4,991 units.

ILLUSTRATION # 17: VACANT LAND AVAILABLE FOR RESIDENTIAL DEVELOPMENT, 2000

Zoning	Permitted Uses	Density: Units Per Acre	# of Acres	Capacity (Potential Units)
Single Family	Single Family Detached	1 to 4.5 Units	800	800-3,600 (3,500)
Multi-Family	Condominiums & Apartments	12 to 30 Units	75	1,250 (1,236)
Potential for Redevelopment *	Condominium, & Apartments	12 to 15 Units	5	255
		15 to 30 Units	12	(255)
TOTALS			892	4,991 Units

*Includes 3 areas:

(1) "MONIP" (Model Neighborhood Improvement Plan).

(2) Vicinity of Los Feliz Dr. and Erbes Rd. and

(3) Vicinity of Chiquita Ln., Conejo School Rd., Los Feliz Dr., Oakview Dr. This area includes approximately 5 acres of underutilized land with potential for rezoning, consistent with previously approved General Plan Amendments.

Source: City of Thousand Oaks, Department of Community Development, Fall 2000

As identified earlier in this document on page 26, the adjusted new construction need for Thousand Oaks from January 1, 2000 to June 30, 2005 is 2,951 units. As the table above indicates, there are 892 acres available for an additional 4,991 units, which will more than accommodate the 2,951 estimates. All of this acreage has infrastructure available to accommodate residential demand. All but 5 of the 892 acres are already zoned for the residential range of development as specified in the table. There are 5 acres that are underutilized and need to be rezoned to be consistent with General Plan Amendments. The rezoning of these parcels is

included in Chapter 8 of this document as an action item for the 2000-2005 time frame.

B. Financial Resources

The City of Thousand Oaks has several sources of funding available for affordable housing development. These include "Community Development Block Grant" (CDBG) funds, Redevelopment housing set-aside funds and bond financing authority. In addition, the City has also been successful in applying for HOME funds through the State of California HOME program.

As an entitlement community, the City receives an annual allocation of CDBG funds. For fiscal year 2000-01, the City received \$805,000 in CDBG funds and it is expected that the City will continue to be awarded approximately \$800,000-820,000 annually in subsequent years. CDBG funds have been used for affordable housing activities; for example, \$255,000 was awarded to the Esseff Village development. In addition to affordable housing programs, CDBG funds can also be used for community development, social services and public service projects and programs.

The City's most significant source of funds in recent years for affordable housing has been the housing set-aside funds provided through Redevelopment tax increment proceeds. Approximately 20% of all Redevelopment tax increment proceeds must be used for affordable housing activities according to State law. In their five-year planning period from 1999-2004, the City's Redevelopment Agency estimates that approximately \$13.7 million will be generated in tax increment housing set aside funds. However, a portion of those funds must be used to pay for existing debts and obligations already provided for affordable housing activities. After allocating estimated funds for these obligations, it is projected that approximately \$5.5 million will be available from 1999-2004 for additional affordable housing projects or programs. The Agency has identified housing rehabilitation and homeownership programs as high priority items for Agency assistance in the future.

In addition to CDBG and Redevelopment funds, the City has also utilized other funding sources as appropriate. For example, Redevelopment funds have been used with Low Income Housing Tax Credits for several projects in the City. Further, the City was successful in securing a \$1 million HOME grant from the State of California for the Oak Creek Senior Villas project. Mortgage revenue bond financing has also been used by the City when financing terms and conditions were appropriate. These funding sources are typically used on a project-by-project basis and are not secure, annual funding sources such as CDBG and Redevelopment housing set-aside funds. However, they do represent the City's commitment to work with non-profit and for profit developers in applying for all available funding resources that could be used to ensure an affordable housing project.



6. AFFORDABLE HOUSING OPPORTUNITIES

In recent years, the City of Thousand Oaks has allocated a substantial amount of staff time and financial resources towards increasing the supply and variety of housing in the community. In particular, the City has actively supported the provision of new housing units through mortgage assistance, exemptions from the City's Residential Development Control System (Measure A) and direct financial assistance. The City's Redevelopment Agency has provided housing set-aside funds to preserve affordable housing and to support the provision of additional affordable housing. For example, the Agency allocated \$1 million in funding to the Area Housing Authority of the County of Ventura to purchase and preserve the Los Arboles development as affordable units. In addition, the Agency has provided approximately \$4 million in funding for the provision of affordable rental units in the Esseff Village and Villa Garcia developments.

Conservation of the existing housing stock is also a concern to the City. In order to encourage the maintenance of existing housing, the City's Redevelopment Agency authorized the establishment of a Housing Rehabilitation Program in 1986. The Housing Rehabilitation Program has proven to be very successful and will continue to be a valuable program in the City's overall housing effort. The City is very fortunate to have a significant housing funding source with the Redevelopment set-aside funds, which has provided financial assistance for many City-sponsored projects.

The City has also worked with local non-profits that have been allocated additional sources of housing funds. For example, a \$1 million HOME grant has been awarded by the State of California for the Oak Creek Senior Villas, a 57-unit rental development to be managed by Many Mansions.

Listed on the following pages is a more detailed description of the type of activities that the City has undertaken in order to increase housing opportunities. The activities are organized into the following three subject areas:

- A. Redevelopment Agency Programs
- B. Modifications to City Procedures
- C. Agencies and Organizations Involved in Providing Housing Opportunities in Thousand Oaks

A. Redevelopment Agency Programs

The City's Redevelopment Agency is in the forefront of the effort to provide additional housing opportunities in Thousand Oaks. The major tool provided by the Agency is the provision of funds for housing that are generated by tax increment fund revenues. Twenty percent (20%) of all tax increment funds collected by the Agency are directed to the Redevelopment Housing Fund. The major goal of the Agency in regard to the use of housing tax increment funds is to increase opportunities for, and improve and preserve the supply of housing for very low, low and moderate income households in the City.

The total amount of revenues expected in the Redevelopment Housing Fund from 1999-2004 is \$14 million dollars. This amount is then adjusted to reflect operating costs and previously approved allocations. On average, the Agency expects to award approximately \$1-1.5 million annually for affordable housing during the 1999-2004 time frame.

Affordable Housing Preservation and Production

The Redevelopment Agency has been very active in recent years in providing assistance for affordable housing, especially rental housing. The Agency has provided \$1 million in funding to the Area Housing Authority of the County of Ventura to acquire Los Arboles, a 43-unit rental housing development that was at risk of losing its affordable units. Now with the purchase by the Area Housing Authority, the City can be assured that these units will remain affordable over the long term. Further, the Agency has committed \$1.3 million for the Village Inn (Esseff Village) and \$2.7 million for the Island Village (Villa Garcia). Both of these projects will provide affordable rental units for a total of 130 lower income households. The Agency has also committed \$630,000 to be combined with a \$1 million HOME grant for the development of Oak Creek Senior Villas, a 57 unit rental development.

Housing Rehabilitation Activities

Since the Agency first approved the program in 1986, housing rehabilitation assistance has been available in the City for both owner and renter occupied housing units. The City provides loans and grants for owners of single-family dwellings and mobile homes. The program had in the past been available only to certain target areas in the City but recently (year 2000) has been expanded to operate citywide.

The program is currently managed by Willdan Associates, under contract with the Agency. Approximately \$1.2 million has been committed to the program by the Agency for the 1999-2004 time period.



REDEVELOPMENT AGENCY FUNDS HAVE BEEN PROVIDED TO FIRST TIME HOMEBUYERS IN THE CAMELOT DEVELOPMENT

Homeownership Opportunities

An important objective of the Agency for many years has been to encourage more homeownership opportunities in the City for low and moderate-income households. The Agency has assisted with mortgage revenue bond financing as well as direct financial assistance to potential homebuyers.

The "Ownership Assistance Program (OAP)" as administered by the Agency provides first time homebuyers with affordable loans to be used for down payment and closing costs. This program is offered citywide for both existing and new units.

In addition to providing the OAP funds citywide, the Agency has identified the Conejo Creek and Camelot developments as homeownership opportunities where attractive OAP financing will be offered. Further, the OAP funds are targeted to be used for new first-time homebuyer opportunities in market rate developments. For example, it is estimated that 12 homes will be set aside in the 48-unit townhome development at the corner of Ventu Park and Newbury Road. OAP financing for the purchase of these homes will be available to first-time low and moderate-income homebuyers. In total, the Agency has committed approximately \$3.9 million for OAP funding for the 1999-2004 time frame.

Assistance to Other Housing Programs

Redevelopment set-aside funds are also used for other housing assistance programs; specifically, homeless assistance and utility payment assistance for elderly residents.

The Agency works with and provides funding to non-profit and social service agencies that assist homeless households and those households at risk of becoming homeless. Examples of services that are provided to these households include temporary housing payments, eviction assistance, housing placement for special need clients, etc. The agencies most directly involved with the provision of housing services include Catholic Charities, Lutheran Social Services and the Commission on Human Concerns.

Originally funded in 1984, the Agency provides monies to continue the "Housing Assistance Program" which assists approximately 600 elderly and disabled households per year with their utility payments. The maximum benefit per year is \$240. The Agency has allocated \$641,500, or \$128,300 per year, for this program for the 1999-2004 time frame.

B. Modifications to City Procedures

In order to encourage new affordable housing developments, the City of Thousand Oaks has modified several City procedures and requirements. One of the more significant actions that the City has taken is to exempt affordable housing projects from Measure A. Developments that are designed to assist very low, low or moderate income households and elderly households are exempt from the Measure A process.

Regarding fees, the City has established a fee assistance program. Under this program, developers of low and moderate-income housing units can request that payment of capital improvement fees be deferred until "Certificates of Occupancy" are issued. Fees are normally required to be paid much earlier in the development process. Since capital improvement fees can account for approximately 85% of all required fees, this deferral of payment can make a significant reduction in up front cash requirements for the overall development and saves considerable financing costs for the project.

In addition to assistance with deferral of fees, the City Council has also adopted a fee exemption process for lower income housing developments in which the Redevelopment Agency pays the fees for the development per an executed agreement ratified by the Agency Board. Government assisted housing developments designed for lower income elderly are also exempt from sewer and water connection and inspection fees, unless the exemption is prohibited by state or federal law or by contracts of agreement previously entered into by the City. These projects are also exempt from paying "bedroom taxes" for open space and parklands. Housing developments and mobile homes used exclusively by the handicapped or lower income persons are also exempt.

C. Agencies and Organizations Providing Housing Opportunities

The City of Thousand Oaks is fortunate to have several different non-profit organizations involved in providing more affordable housing options. It is extremely difficult for private agencies to develop affordable housing on their own just as it is also problematic for public agencies to design financially and politically feasible housing projects. Therefore, most successful affordable housing programs require a joint public/private partnership effort. Listed below and on the following pages are descriptions of three of the most active organizations currently involved in affordable housing activities in Thousand Oaks.

Area Housing Authority of the County of Ventura

The Area Housing Authority (AHA) is under contract to act as the City's Housing Authority. The Authority is a Joint Powers Agency that serves as the Housing Authority for the Cities of Thousand Oaks, Camarillo, Moorpark, Simi Valley, Ojai, Fillmore and the unincorporated areas of Ventura County. Thousand Oaks was one of the founding member jurisdictions when the Authority was established in 1971.

The Section 8 rental subsidy program is managed by the Area Housing Authority for Thousand Oaks. This program provides financial assistance to lower income households so that they can rent privately owned rental units. The amount of rental subsidy provided depends on the household's annual income and the market rent of the housing unit that they are renting. As of March 2000, there were 417 Section 8 subsidies being used by households in Thousand Oaks. The Section 8 program is very popular and the Area Housing Authority maintains a waiting list of approximately 924 households (countywide) as of March 2000.

In addition to administering the Section 8 program, the Area Housing Authority also owns and manages several housing developments in the City. The AHA manages the following public housing developments:

1. Florence Janss (64 units)
2. Fiore Gardens (50 units)
3. Legget Court (49 units)

The AHA owns and manages the following developments:

1. Los Arboles (43 units)
2. Glen Oaks (39 units)
3. Royal Oaks (5 units)

Many Mansions

Many Mansions is a non-profit organization that has been very active in the Thousand Oaks area for over 20 years. The organization provides a variety of

services and programs including owning and managing the following affordable developments:

1. Schillo Garden Apartments – 29 Affordable Rental Units
2. Shadow Hills Apartments – 101 Affordable Rental Units
3. Stoll Community House - 11 Unit Transitional Housing Development
4. Villa Garcia (Island Village) - 80 Affordable Rental Units
5. Esseff Village (Village Inn) - 50 Affordable Rental Units

In addition to the above, the City has contracted with Many Mansions to manage the construction of the Oak Creek Senior Villas, a 57-unit affordable rental development.

Many Mansions also provides a variety of support programs, including:

1. Resident Services Program
Support services for residents of developments owned by Many Mansions
2. Adopt A Family
Financial assistance to lower income families to secure rental housing
3. Housing Counseling
Landlord/Tenant dispute assistance as well as fair housing information and counseling
4. Emergency Food Bank

Many Mansions has been a vital partner with the City in providing affordable housing opportunities over the past two decades. As a non-profit organization, it has been instrumental in creating affordable housing and providing the supportive services needed by many of their residents.

Habitat for Humanity

Habitat for Humanity is an international organization that assists in providing homeownership opportunities for lower income households. Through volunteer labor and donations, members of the local chapters of Habitat for Humanity assist families in building or rehabilitating a housing unit. One of the goals of the program is to provide homeownership opportunities as well as long-term affordable housing.

Habitat for Humanity of Ventura County is active in Thousand Oaks as well as other areas of the County. In 2000, the organization was working with the County of Ventura on a 22-unit project and had additional on-going projects in several other communities. In Thousand Oaks, Habitat for Humanity has assisted two households in becoming homeowners to date (2000). The City is considering future collaboration with Habitat, especially in the Royal Oaks Model Neighborhood. Habitat for Humanity has expressed a desire to continue to work with the City and has established a goal of producing one affordable homeownership unit in Thousand Oaks each year or five units total over the time frame of this Element.

ILLUSTRATION #18 : SUMMARY OF AFFORDABLE HOUSING UNITS, MAY 2000

<i>Project</i>	Tenure	Total # of Units	Income Category <i>Very Low Moderate</i> <i>And Low</i>	
<i>Housing Developments:</i>				
Los Arboles Apartments	Renter	43	43	0
Mountclef Apartments	Renter	18	12	0
Conejo Future Village	Renter	90	90	0
Schillo Gardens	Renter	29	29	0
Fiore Gardens	Renter	50	50	0
Legget Court	Renter	49	49	0
Florence Janss Apartments	Renter	64	64	0
Hillcrest Royale	Renter	54	54	0
Hillcrest/Bel-Air	Renter	30	20	0
Royal Oaks Model Neigh. Project	Renter	5	5	0
Shadows Apartments	Renter	148	30	118
Glenoaks Senior Apartments	Renter	39	39	0
Shadow Hills	Renter	100	40	60
Arroyo Villas (Shapell)	Renter	40	5	35
Stoll House (Community House)	Renter	11	11	
Villa Garcia (Island Village)	Renter	80	80	0
Esseff Village (Village Inn)	Renter	50	50	0
TOTAL UNITS	Renter	900*	671	213
<i>Housing Programs:</i>				
Section 8 Rental Subsidies	Renter	417	417	0
Mortgage Revenue Bond First Time Buyers (existing homes)	Owner	81	0	81
Housing Rehabilitation Program (1986-99)	Owner	92	78	14
Mortgage Credit Certificates	Owner	14	12	2
Ownership Assistance Program	Owner	219	159	60
Adopt A Family (Many Mansions)	Renter	2	2	0
Habitat for Humanity	Owner	2	2	0

* Total Units include very low, low and moderate-income units as well as market rate units. Therefore, the total unit number of 900 units includes 671 very low and low-income units, 213 moderate-income units and 16 market rate units.



7. REVIEW OF 1997 HOUSING ELEMENT

The City's previous Housing Element (1997) was adopted by the City Council in January 1998 and found by the State to be in compliance with State law that same year. The 1997 Housing Element described goals, objectives and programs for the time period from 1997-1999. It was expected that the City would revise their Housing Element in 2000 in order to reflect new housing and household data from SCAG's regional housing needs assessment.

In order to effectively plan for the future, it is important to reflect back on the goals of the 1997 Element and to identify those areas where progress was made and those areas where additional effort is needed. In fact, the State Housing Element guidelines require communities to evaluate their previous Housing Element according to the following criteria:

- Progress in Implementation,
- Effectiveness of Element, and
- Appropriateness of Goals, Objectives and Policies.

A. Progress in Implementation

Regional Housing Need Estimates

The 1997 Housing Element estimated that 1,345 new housing units would need to be constructed in order to accommodate the City's share of new growth from 1997-99. This was based upon an estimate by SCAG in which factors such as current population, employment trends, infrastructure capacity and land availability were considered.

The City exceeded its total new construction goal for 1997-99. The new construction goal was 1,345 units and the City exceeded this goal by adding 1,972 units to the housing stock from January 1997 to January 2000. Data from the State of California, Department of Finance, indicate that the total number of housing units in Thousand Oaks as of January 1997 was 40,798 units. The same agency reported that the number of housing units in the City as of January 2000 was 42,770 units.

January 2000	42,770 units
January 1997	<u>40,798 units</u>
Net Addition	1,972 units

In addition to estimating the new construction need, the 1997 Housing Element also identified the number of lower and moderate-income units needed, according to SCAG regional housing need estimates. Following are the 1997-99 estimates.

*ILLUSTRATION #19: HOUSING NEEDS ESTIMATE BY INCOME GROUP
(1997-99 ESTIMATE)*

<i>Income Group</i>	<i>Definition</i>	<i># of Households</i>
Very Low Income	0-50% of median income	660 Households
Low Income	51-80% of median income	767 Households
Moderate Income	81-120% of median income	861 Households
TOTAL		2,288 Households

Source: 1997 Housing Element, City of Thousand Oaks, pg. 58

The next step in the analysis is to identify new housing units produced that were affordable to households at the very low, low or moderate-income categories. There were a total of 135 units developed during the 1997-99 time frame that could be classified as affordable. These included 54 very low-income units, 81 low-income units. There were no moderate-income units developed. Considering the fact that the time period was brief, the production of 135 affordable units is a substantial accomplishment.

ILLUSTRATION #20: HOUSING UNITS PRODUCED BY INCOME LEVEL 1997-99

<i>Name of Development or Program</i>	<i>Unit Type</i>	<i>Very Low Income</i>	<i>Low Income</i>
Stoll House	Transitional Housing	11	
Los Arboles	Preservation of At Risk Housing	43	
Villa Garcia	Acquisition and Substantial Rehab		80
Habitat for Humanity	Homeownership		1
TOTAL		54	81

As the chart on the previous page demonstrates, the goals for production of very low, low and moderate-income units were not met during the 1997-99 time period. There are several reasons why these production numbers were not achieved. First, the time period in effect was only a 3-year time period (January 1997 to January 2000). This is a very brief period of time to produce such a large number of affordable units. The fact that 135 affordable units were created during this time frame is remarkable. Second, the 2,288 estimate is a "carry over" of units estimated to be needed by SCAG originally in a 1988 regional housing needs assessment. Due to budget constraints at the State, SCAG did not have the funding necessary to update needs assessment until 1998-99. Therefore, when preparing the 1997 Housing Element, the City had to use outdated housing need estimates. The third and final reason is that the City's affordable housing efforts during the 1997-1999 time period were directed towards several projects that are currently (2000) in progress but are not yet completed and so cannot be "counted" towards the 1997-99 goals. For example, the Redevelopment Agency has committed funds for the Esseff Village development and rehabilitation work in that project is expected to be completed in 2001. Finally, staff has also been working with Many Mansions to develop the 57 unit Oak Creek Senior Villas and has secured a \$1 million HOME grant to assist with the financing. In summary, there has been significant staff time and Agency resources committed to affordable housing during the 1997-99 time period. Because of the extensive amount of time needed to produce affordable units, the actual units will not be developed and occupied until the 2000-2005 time period.

Housing Program Strategy

The 1997 Housing Element included a chapter on the housing program strategy for the 1997-99 planning period. This information is presented on pages 59-65 of the 1997 Element. In order to effectively evaluate the progress made in achieving the objectives of this strategy, the original table from pages 59-65 is reproduced on the following pages. The original table provided information on goals, programs, objectives/time frames, responsible party and funding. The table reproduced on the following pages includes the original information for programs, objectives/time frames and then substitutes a column, which includes information on the progress in achieving these goals and objectives.

ILLUSTRATION #21: COMPARISON OF OBJECTIVES AND RESULTS ACHIEVED, HOUSING PROGRAM STRATEGY, 1997-99

HOUSING NEED #1:

Provide Adequate Supply and A Sufficient Variety of New Housing Opportunities

Program	Objective and Time Frame	Results Achieved
1. The City will work to provide an adequate level of infrastructure and service; strive to provide a balanced supply of land and ensure that Measure A continues to generate a level of development activity sufficient to meet new construction needs.	1,345 New Units, 1997-99	OBJECTIVE ACHIEVED <i>The City met and exceeded its objective. Approximately 1,972 units were added to the housing stock between January 1997 and January 2000.</i>
2. The City will continue to monitor the availability of housing units in the City, especially housing for special need households (e.g. overcrowded, single parents, elderly, disabled and homeless).	1997-99	OBJECTIVE ACHIEVED <i>The City has continued to work with agencies that provide assistance to special need households and also provided CDBG funds for programs/services.</i>
3. The City will utilize its Secondary Residential Unit Ordinance to provide accessory units in residential areas as provided within the Land Use Element of the General Plan and the Municipal Code.	5-10 Second Units Total, 1997-99	OBJECTIVE NOT ACHIEVED <i>No new second units were added during the 1997-99 time period.</i>

HOUSING NEED #2:

Conserve and Improve Units in the Existing Housing Stock

4. The City will continue to implement and increase public awareness of the City's housing rehabilitation program. Further, the City will encourage the rehabilitation of rental units by providing subsidies or incentives in return for long-term affordability.	40 Units Rehabilitated Annually, 1997-99	OBJECTIVE NOT ACHIEVED <i>27 units total were rehabilitated during the 1997-99 time frame. This represents an average of 9 units per year, which is less than the 40 unit goal.</i>
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City of Thousand Oaks Housing Element

Program	Objectives/ Time Frame	Results Achieved
5. The City will assist non-profit groups in securing local and other sources of funds for the acquisition and rehabilitation of single family and multi-family structures for affordable housing.	50-100 Units Acquired and/or Rehabilitated Total, 1997-99	OBJECTIVE ACHIEVED 1. City's RDA* provided \$1 million to Area Housing Authority to acquire 43 unit Los Arboles rental development. 2. City's RDA committed \$4 million for Esseff Village (50 units) and Villa Garcia (80 units).
6. The City will continue to monitor and encourage inspection of resale housing as a method to encourage maintenance of the housing stock.	1,100 Units Inspected Annually, 1997-99	OBJECTIVE ACHIEVED The City has continued to encourage inspection of resale housing. In 1998, it transferred from City inspections to private inspections upon resale.
7. The City will continue to implement the Condominium Conversion Ordinance as long as needed to conserve rental stock.	1997-99	OBJECTIVE ACHIEVED City continued to implement Condominium Conversion Ordinance

HOUSING NEED #3:

Preserve Existing Affordable Housing Developments and Add New Affordable Units

8. The City will monitor Los Arboles, Mountclef and Conejo Future Apartments and work to preserve the units as affordable units if threatened with conversion to market rate units.	151 units Preserved 1997-99	OBJECTIVE ACHIEVED The City's RDA provided a \$1 million grant to the Area Housing Authority to acquire Los Arboles. Mountclef and Conejo Future continue to provide affordable units.
9. The City will continue to preserve the affordable housing opportunities provided through mobile homes and mobile home parks in the community.	1,080 mobile homes conserved 1997-99	OBJECTIVE ACHIEVED As of January 2000, there were 1090 mobile homes in Thousand Oaks. Original units were conserved and 10 additional mobile homes were added to the stock during the time period.

*RDA is the City's Redevelopment Agency

Program	Objectives/ Time Frame	Results Achieved
10. The City will continue to administer the "Ownership Assistance" Program to assist low and moderate homebuyers.	80-100 low or mod. income total assisted, 1997-99	OBJECTIVE ACHIEVED 89 low-income households assisted with "Ownership Assistance Program" during 1997-99 time period.
11. The City will continue to provide non-financial assistance (e.g. "fast tracking" of applications, density bonuses, etc.) to projects containing lower income units.	1997-99	OBJECTIVE ACHIEVED The City continued to provide non-financial assistance to projects containing lower income units.
12. The City will continue to coordinate the development of Oak Creek Senior Villas as affordable housing units for lower income elderly.	57 very low and low income units, 1997-99	OBJECTIVE ACHIEVED The City applied for and received \$1 million HOME grant for Oak Creek Senior Villas during 1997-99 time period. City RDA also provided \$630,000 in funding.
13. The City will continue to support Many Mansions in the development of an 11 unit Transitional Housing Facility for very low and low-income households.	11 very low income units, 1997-99	OBJECTIVE ACHIEVED Stoll House, an 11 unit transitional facility was constructed and occupied by lower income families.
14. The City will re-evaluate the development review process to determine if additional incentives, a mandatory inclusionary requirement or development fees would produce more affordable units within market rate projects. The City will continue to exempt affordable housing developments from Measure A.	1997: Review Development Review Process and Make Changes 1997-1999: Implement Changes to Facilitate Additional Affordable Units	OBJECTIVE PARTIALLY ACHIEVED The City continued to exempt affordable housing developments from Measure A. The City did not review current development policies to determine if additional incentives, a mandatory inclusionary policy or development fees would produce more affordable units.

Program	Objectives/ Time Frame	Results Achieved
15. As identified in the City's Redevelopment Housing Implementation Plan, the City will pursue the development of a new rental housing project for lower income households.	50 Very low and Low Income Units, 1997-99	OBJECTIVE ACHIEVED <i>The City's RDA committed \$4 million in funding assistance for Esseff Village and Village Garcia (130 units total).</i>
16. The City will continue to allocate 20% of tax increment funds to the Redevelopment Housing Fund for affordable housing opportunities.	1997-99	OBJECTIVE ACHIEVED <i>The City Redevelopment Agency has utilized full 20% tax increment funds for affordable housing opportunities.</i>
17. The City will continue to ensure that any affordable housing units assisted with public funds will remain affordable to low and moderate income households for a minimum of 30 years. Further, the City will evaluate the appropriateness of extending the required period to a term longer than 30 years. In addition, the City will continue to enforce owner occupancy (including speculation controls) for existing and future affordable housing projects.	1997-99	OBJECTIVE PARTIALLY ACHIEVED <i>The City's RDA has continued to ensure that affordable housing units remain affordable for long-term periods.</i> <i>The City's RDA has not evaluated the appropriateness of extending the term for a period longer than 30 years. The City will evaluate enforcement options for owner occupancy restrictions.</i>

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HOUSING NEED #4:

Strive to Assure that All Persons Have Equal Access to Housing

Program	Objectives/ Time Frame	Results Achieved
18. The City will continue to support and provide funding for fair housing information programs.	1997-99	OBJECTIVE ACHIEVED <i>The City and RDA contract with Many Mansions to provide fair housing information and counseling.</i>
19. The City will continue to monitor the needs of homeless households and assist local agencies that provide programs and support for those households.	250 households annually, 1997-99	OBJECTIVE ACHIEVED <i>City Redevelopment funds and CDBG funds were committed to social service and non-profit agencies that assist homeless households.</i>
20. The City will continue to administer the "Housing Assistance Program for Seniors."	650 House-holds Annually, 1997-99	OBJECTIVE ACHIEVED <i>The RDA continued to fund and administer the "Housing Assistance Program for Seniors" with approximately 600-650 households assisted annually.</i>
21. The City will support and encourage the continued administration of the HomeShare Program.	50 Households Annually, 1997-99	OBJECTIVE NOT ACHIEVED <i>The HomeShare Program is no longer funded or available in Thousand Oaks.</i>
22. The City will continue to support local groups that provide assistance to special need households; including disabled, overcrowded, homeless, elderly and single parent households.	1997-99	OBJECTIVE ACHIEVED <i>The City allocated CDBG and the RDA provided funds to non-profits and social service agencies that assist special need households.</i>

Program	Objectives/ Time Frame	Results Achieved
23. The City will establish a citizens' committee, including representation from the City Council and Planning Commission, to consider housing issues. In addition to addressing the issues identified in this Housing Element and this Housing Program Strategy Table (1997-99), the committee shall also identify methods to produce more affordable units, beyond new construction.	1998: Establish Citizens' Committee to address housing issues.	OBJECTIVE ACHIEVED <i>In 1998, the City Council reorganized the "Housing Issues Committee." It consists of 11 members who meet periodically to review proposals for new affordable housing projects, make recommendations on new development standards for affordable housing projects, analyze housing policy, and accept special City Council assignments related to housing issues and make recommendations.</i>
24. The City will consider establishing a policy, which specifies that new residential developments be approved with a proportion of 60% single-story units and 40% two-story units. The intent of the proposed policy is to expand housing choices and opportunities for households with disabled persons. The policy, if approved, would apply to detached dwelling units only.	1998: City staff evaluates proposed policy and report back to City Council.	OBJECTIVE PARTIALLY ACHIEVED <i>This proposed policy is currently (2000) under consideration by the City Council.</i>



FIORE GARDENS, 50 UNIT AFFORDABLE RENTAL HOUSING DEVELOPMENT

B. Effectiveness of 1997 Housing Element

In evaluating the 1997 Housing Program Strategy and the results achieved during the 1997-99 time period, it is clearly evident that the City was very successful in achieving the majority of objectives identified.

The City exceeded, by 627 units, its new construction goal. In regard to units affordable to lower income households, the City took a leadership role in creating and maintaining affordable units, especially rental units. The City and the Redevelopment Agency committed substantial funding amounts for preservation of affordable units, development of new affordable units and acquisition/rehabilitation of existing units. In specific, Los Arboles, a 43 unit "at risk" project, was acquired by the Area Housing Authority and preserved as affordable units with assistance from the Agency. Redevelopment Agency funding commitments and pre-development work items were also completed during the 1997-99 time period for the 50 unit Esseff Village, the 80 unit Villa Garcia and the 57 unit Oak Creek Senior Villas.

Creating homeownership opportunities for low and moderate-income households was also an important priority in the 1997 housing program. During the 1997-99 time frame, the Agency's "Ownership Assistance Program" provided funding assistance to 89 low-income households to help them purchase existing housing units. Further, 9 low and moderate-income households obtained Mortgage Credit Certificates during the same time frame.

Conservation and rehabilitation of the existing housing stock was and continues to be a high priority item for the City. From 1997-99, the Agency continued to fund its housing rehabilitation program. Unfortunately, the program did not achieve its objective of 40 units rehabilitated annually. One of the reasons for the low productivity level during this time period was the fact that the Agency changed the management of the program. The Agency entered into a new administrative contract with Willdan Associates in 1999 to manage the rehabilitation program. It is anticipated that this change will result in greater program productivity in the future.

C. Appropriateness of Goals, Objectives and Policies

The goals and policies of the Housing Element continue to be appropriate to carry forward into the 2000-2005 time frame. The City remains committed to providing vacant land sufficient to accommodate its new construction need. Further, affordability of housing continues to be an issue of primary importance especially since housing costs have increased in recent years. The City has indicated in its 1999-2004 Redevelopment Implementation Plan to continue to allocate the full 20% housing set-aside funds for affordable housing activities, including housing rehabilitation and the creation of additional affordable units. Finally, the City is fortunate to have several active non-profit organizations in the community that are committed to assisting lower income households, including households with special needs such as elderly and the homeless. The City intends to continue its successful partnership with these organizations.

The review of the 1997 Housing Element did reveal however the need to focus some additional efforts in the area of housing rehabilitation. The 40 unit annual goal was not achieved during the 1997-99 time frame mostly due to a change in the administration of the program. However, it also became evident that the City needs to conduct a housing condition survey in order to collect more current data regarding the condition of units in the City. The last survey was conducted in 1985 and needs to be updated. Further, the production of the program needs to be increased and, while 40 units per year was overly optimistic, a more realistic objective of 10-20 units per year appears appropriate for the 2000-2005 time frame.

Finally, one of the few objectives that the City did not achieve was the evaluation of the Measure A process to determine if additional actions could be taken to encourage more affordable housing (i.e. inclusionary policies). This objective will continue to be included in the City's housing strategy and it is anticipated that a full review of the Measure A process in regards to encouraging more affordable units will be completed in the 2000-2005 time frame.



8. HOUSING PROGRAMS, 2000-2005

A. Overview

The 2000-2005 Housing Program was developed using the information contained in Chapters 2-7 of this document. Chapter 2 includes information about the City's population, households and housing units. Chapter 3 provides SCAG projections in regard to new housing units needed and the affordability of those units. In addition, Chapter 3 also contains information about the need to conserve and rehabilitate existing housing units in the community. Chapter 4 identifies those constraints that may affect housing in the community, constraints that include governmental as well as non-governmental actions. Information in Chapter 5 includes data on the amount of vacant land available for residential development and financial resources. Chapter 6, while not required by State Housing Element Law, is considered to be an important part of the Housing Element document. This chapter contains a summary of the affordable housing opportunities available in the City. Finally, Chapter 7 is an evaluation of the past housing efforts and the provision of housing opportunities from 1997-99. All of this information provides a framework in which to construct a housing strategies program for the 2000-2005 time frame of this Housing Element.

The information that follows is organized into two sections. First is a summary of the significant housing issues identified in Chapters 2-7 and how those issues are addressed through specific housing programs in the 2000-2005 housing strategy. The second section is a complete summary of all of the housing programs, which represent the 2000-2005 housing strategy. This strategy is based on the original housing programs as identified in the 1997 Housing Element and as modified by the information contained in Chapters 2-7 of this document. It is important to note that the 2000-2005 housing program strategy was developed to also reflect the goals and objectives of two other important City housing documents: the 2000-2005 "Consolidated Plan" and the 1999 Redevelopment Agency "Housing Implementation Plan." Therefore, the 2000-2005 Housing Program Strategy is a comprehensive strategy that incorporates all current information regarding the housing needs of Thousand Oaks as well as incorporating goals and objectives from other relevant City housing documents.

City of Thousand Oaks Housing Element

ILLUSTRATION #22: HOUSING ISSUES /RESPONSES IN 2000-2005 HOUSING PROGRAM

<i>Housing Issues Identified in Chapters 2-7</i>		<i>Relevant Housing Program, 2000-2005</i>
Chapter 2:		
1.	Special Need Households with significant housing needs are single parents, overcrowded households, elderly, disabled and homeless.	<i>Programs # 2, 21, 22 and 23</i>
2.	Housing costs in Thousand Oaks are higher than many other communities in Ventura County. Affordability of housing is a significant concern.	<i>Programs # 4, 6 and 9-18</i>
3.	22% of all Thousand Oaks households are very low or low-income households. Approximately 72% of these lower income households are overpaying for housing.	<i>Programs # 4, 6 and 9-18</i>
4.	Very low-income renters cannot afford average rents. Low-income renters can only afford average 1 or 2 bedroom rents.	<i>Programs # 9-18</i>
5.	Moderate-income households cannot afford to purchase the average single family home in Thousand Oaks.	<i>Programs #11, 14 and 16</i>
Chapter 3:		
6.	Using SCAG estimates, the total new units that need to be added to the housing stock between 2000-2005 is 2,951 units.	<i>Programs #1 and 3</i>
7.	Using SCAG estimates, approximately 924 very low income, 517 low income and 1,251 moderate-income affordable units should be added to the housing stock between 2000-2005.	<i>Programs # 1,2 and 12-19</i>
8.	Approximately 4% of the housing stock is estimated to be either substandard or in need of deferred maintenance items.	<i>Programs # 4, 5, 6 and 7</i>
9.	The affordable housing developments of Mountclef and Conejo Future Apartments need to be continually monitored to ensure that they do not convert to market rate and to facilitate non-profit ownership and local management.	<i>Program #9</i>
Chapter 4:		
10.	Land use controls that include Measure A, Measure E and SOAR need to be monitored to ensure that they do not affect the provision of additional affordable housing opportunities in the future.	<i>Program # 15</i>

<i>Housing Issues Identified in Chapters 2-7</i>		<i>Relevant Program 1997-99</i>	<i>Housing</i>
Chapter 7:			
11.	Measure A needs to be re-evaluated to determine whether more incentives for affordable housing should be added to the Measure A rating process. Further, the appropriateness of a mandatory inclusionary requirement should also be considered in order to provide more affordable housing units within market rate developments.	<i>Program # 15</i>	
12.	A housing condition survey needs to be conducted citywide to determine an accurate estimate of units needing rehabilitation.	<i>Program # 5</i>	

B. Housing Program Strategy, 2000-2005

The City's 2000-2005 housing strategy consists of goals and programs to address the City's housing needs. The strategy was developed using the existing 1989 housing strategy and then revising it as necessary to address the housing issues identified above. Where applicable, each housing program is described in terms of the following:

- Responsible Party
or Who's Responsible for Program Implementation?
- Objective and Time Frame
or How many Housing Units or Households will be Assisted and When?
- Funding
or What will be the Funding Source?

The complete 2000-2005 Housing Program Strategy is presented on the following pages.

C. Housing Program Strategy Table, 2000-2005

HOUSING NEED #1: Provide Adequate Supply and A Sufficient Variety of New Housing Opportunities

Goal	Program	Objective and Time Frame	Responsible Party	Funding
<i>Thousand Oaks will continue to develop as a balanced community that provides residents with access to jobs, community facilities and services.</i>	1. The City will work to provide an adequate level of infrastructure and service; strive to provide a balanced supply of land and ensure that Measure A continues to generate a level of development activity sufficient to meet new construction needs.	2000-2005: 2,951 New Units	City of Thousand Oaks: Public Works and Community Development Departments	Not Applicable
	2. The City will continue to cooperate with agencies that monitor the availability of housing units in the City, especially housing for special need households (e.g. overcrowded, single parents, elderly, disabled and homeless).	2000-2005	City of Thousand Oaks: City Manager's Office	Not Applicable
	3. The City will evaluate its current Secondary Unit Ordinance and make revisions as appropriate in order to generate more secondary unit development.	2000-2001: Evaluate and revise Ordinance 2000-2005: 10 sec. units	City of Thousand Oaks: Community Development Department	Not Applicable

HOUSING NEED #2: Conserve and Improve Units in the Existing Housing Stock

Goal	Program	Objectives/ Time Frame	Responsible Party	Funding
<i>The City will maintain and improve the existing housing stock of the City by reducing housing deterioration.</i>	4. The City will continue to implement and increase public awareness of the City's housing rehabilitation program. Further, the City will encourage the rehabilitation of rental units by providing subsidies or incentives in return for long-term affordability.	2000-2005: 12-20 Units Rehabilitated Annually	City of Thousand Oaks: Housing and Redevelopment	\$1,200,000 Redevelopment Housing Funds
	5. The City will conduct a housing condition survey to determine current number of units needing rehabilitation/replacement.	2000-2002: Conduct survey	City of Thousand Oaks: Community Development	CDBG Funds
	6. The City will assist non-profit groups in securing local and other sources of funds for the acquisition and rehabilitation of single family and multi-family structures for affordable housing.	2000-2002: Esseff Village (Village Inn): 50 Units	City of Thousand Oaks and Many Mansions	\$1,300,000 Redevelopment Housing Fund, already committed State or Federal Funds/Bonds

Goal	Program	Objectives/ Time Frame	Responsible Party	Funding
<i>The City will maintain and improve the existing housing stock of the City by reducing housing deterioration. (Continued)</i>	7. The City will continue to monitor and encourage inspection of resale housing as a method to encourage maintenance of the housing stock.	2000-2005	City of Thousand Oaks: Building Dept. and Private Inspectors	Fee Supported Program
	8. The City will continue to implement the Condominium Conversion Ordinance as long as needed to conserve rental stock.	2000-2005	City of Thousand Oaks	Not Applicable

HOUSING NEED #3: Preserve Affordable Housing Developments and Add New Affordable Units

Goal	Program	Objectives/ Time Frame	Responsible Party	Funding
<i>The City will preserve existing affordable housing opportunities in the City.</i>	9. The City will monitor Mountclef and Conejo Future Apartments and work to preserve the units as affordable units if threatened with conversion to market rate units.	2000-2005: 93 Units Conserved	City of Thousand Oaks: City Manager's Office Area Housing Authority	Redevelop. Housing Funds; Federal and State Funds
	10. The City will continue to preserve the affordable housing opportunities provided through mobile homes and mobile home parks in the community.	2000-2005: 1,090 mobile homes conserved	City of Thousand Oaks	Not Applicable
	11. The City will continue to administer the "Ownership Assistance" Program to assist low and moderate homebuyers in purchasing existing units.	2000-2005: 58 Very Low 33 Low Inc. <u>71 Mod. Inc.</u> 162 TOTAL	City of Thousand Oaks: Housing and Redevelopment	\$1,950,000 in Redevelopment Housing Funds

Goal	Program	Objectives/ Time Frame	Responsible Party	Funding
<i>The City will encourage and support the development of units affordable to low and moderate income households with the following goals for 2000-2005:</i> <i>924 very low income units</i> <i>517 low income units</i> <i>1,251 moderate income units</i>	12. The City will continue to provide non-financial assistance (e.g. "fast tracking" of applications, density bonuses, etc.) to projects containing lower income units.	2000-2005	City of Thousand Oaks: Community Development	Not Applicable
	13. The City will continue to coordinate the development of Oak Creek Senior Villas as affordable housing for lower income elderly.	2000-2002: 57 very low and low income units	City of Thousand Oaks, Many Mansions	\$1 million HOME grant; \$630,000 Redevelopment Funds
	14. The City will administer a new construction, first time homebuyer assistance program for low and moderate-income households.	2000-2005: 9 Very Low 10 Low Inc. <u>18 Mod. Inc.</u> 37 TOTAL	City of Thousand Oaks: Housing and Redevelopment	\$500,000 in Redevelopment Funds
	15. The City will evaluate the development review process to determine if additional incentives would produce more affordable units within market rate projects. Further, the City will monitor Measure E, Measure A and SOAR to ensure that they do not negatively impact the production of affordable units.	2000-2001: Review Development Process 2000-2005: Monitor Measure A, Measure E, and SOAR	City of Thousand Oaks: Planning Commission and City Council	Not Applicable

Goal	Program	Objectives/ Time Frame	Responsible Party	Funding
<i>The City will encourage and support the development of units affordable to low and moderate income households with the following goals for 2000-2005:</i> 924 very low income units 517 low income units 1,251 moderate income units (Continued)	16. The City will work with local non-profits, such as Habitat for Humanity, to provide additional homeownership opportunities.	2000-2005: 5 Units Affordable to Low Income	Local Non-Profits such as Habitat for Humanity	Private Funding
	17. The City will continue to allocate 20% of tax increment funds to the Redevelopment Housing Fund for affordable housing opportunities.	2000-2005	City of Thousand Oaks: Redevelopment Agency	Redevelopment Funds
	18. The City will continue to ensure that any affordable rental housing units assisted with public funds will remain affordable for a minimum of 30 years. Further, the City will evaluate the appropriateness of extending the term longer than 30 years and will continue to enforce owner occupancy (including speculation controls) for existing and future affordable housing projects.	2000-2005	City of Thousand Oaks: Redevelopment Agency and City Manager's Office	Not Applicable
	19. The City will rezone 5 acres of underutilized land as identified on page 44 of this document.	2000-2002: Rezone to RPD 12-15	City of Thousand Oaks: Community Dev.	Not Applicable

HOUSING NEED #4: Strive to Assure that All Persons Have Equal Access to Housing

Goal	Program	Objectives/ Time Frame	Responsible Party	Funding
<i>The City will strive to provide housing opportunities within the City for all households regardless of race, color, religion, sex, marital status, age, physical or developmental disability.</i>	20. The City will continue to support and provide funding for fair housing information programs.	2000-2005	City of Thousand Oaks; Many Mansions	CDBG and Redevelopment Housing Funds
	21. The City will continue to monitor the needs of homeless households and assist local agencies that provide programs and support for those households.	2000-2005: 50 Households Assisted	City of Thousand Oaks; Local Social Service Agencies	Redevelopment Housing Funds
	22. The City will continue to administer the "Housing Assistance Program for Seniors."	2000-2005: 500 Households Annually	City of Thousand Oaks: Housing and Redevelopment	Redevelopment Housing Funds, City Social Service Funds
	23. The City will continue to support local groups that provide assistance to special need households; including disabled, overcrowded, homeless, elderly and single parent households; promote better accessibility through the use of elevators in two and three story multi-family units and more single story units in single family residential developments to assist disabled and senior households.	2000-2005	City of Thousand Oaks	CDBG and Redevelopment Housing Funds

ILLUSTRATION #23: SUMMARY OF OBJECTIVES
Housing Programs , 2000-2005

Type of Activity	Income Level of Households Assisted				Number and Name of Program
	Very Low	Low	Moderate	Above Moderate	
Housing Rehabilitation	23-30	12-30	25-40		#4 RDA Housing Rehabilitation Program Program
	25	25			#6 Esseff Village Acquisition and Rehabilitation
Preservation of Existing Housing	93				#9 Monitoring of Mountclef and Conejo Future Apartments
	58	33	71		#11 RDA Ownership Assistance Program
New Affordable Units	5	5			#3 Secondary Unit Program
	40	17			#13 Development of Oak Creek Senior Villas
	9	10	18		#14 RDA First Time Homebuyer Program
	3	2			#16 Support to Non-Profit Housing Providers
Special Needs Housing Service Assistance	50				#21 Homeless Assistance to Social Service Agencies
	150 (annual)	150 (annual)	200 (annual)		#21 Housing Assistance Program for Seniors
Adequate Sites for Regional Housing Need	924	517	1,251	259	#1 Ensure adequate land and infrastructure to meet projected housing need (2,951 units total), and #19 Rezone 5 acres to RPD 12-15



9. APPENDIX

Appendix Materials:

Citizen Participation

Consistency of Element with General Plan

Energy Conservation Opportunities

Adequate Sites Documentation

History of City Investments in Affordable Housing

Homeless Providers Inventory

Typical Salary Ranges for Ventura County Households

References

Map of Thousand Oaks Incorporated Area

Summary of Zoning Standards for Residential Developments

Citizen Participation

The 2000-2005 Housing Element update was prepared through the combined efforts of the City's consultant, Freitas + Freitas, the City's Community Development Department, and the Planning Commission and City Council during the public hearing process.

Organizations and agencies that represent the interests of lower income households include Many Mansions, a local non-profit housing organization, the Area Housing Authority of Ventura County, and others who are interested in the development of affordable housing provided information for the preparation of this Housing Element.

Copies of the draft Housing Element update were made available for a 45-day public review period. Its availability was advertised in the local newspaper, "The Thousand Oaks Star" as well as being posted at City Hall, the Goebel Senior Adult Center, the Public Library and at the Human Services Center. Further, the document was available for review on the City's web site during the entire review period.

On September 20, 2000, the City Council's Housing Issues Committee met to discuss and review the draft Element. On October 11, 2000, an advertised evening public workshop was held to convey information and receive citizen input regarding housing issues and the draft Housing Element.

Public review and comment on the draft document were also included at the two public hearings held before the Planning Commission on November 20, 2000 and at the City Council on December 12, 2000. At their meeting on December 12, 2000, the City Council formally adopted the document as the City's 2000-2005 Housing Element.

The Conejo Future Foundation, a local issue-oriented community organization, is embarking (Fall, 2000) on a study of the community's housing needs and is forming a committee of experts, including local government representatives, homeowners, employers, developers and planners to organize and conduct a one-day public forum on housing. The City's draft Housing Element was provided to the Foundation for its review, comment and discussion.

The Ventura County League of Women Voters is also beginning a study of local housing needs and issues. The draft Housing Element was provided to the League for review and comment.

The development and review of the 2000-2005 Housing Element is coinciding with increased and widespread community interest in housing.

Consistency of Element with General Plan

The Housing Element is consistent with the goals and policies of the Thousand Oaks General Plan, as revised by the General Plan Review Committee and adopted by the City Council on October 11, 1994. In particular, the Land Use Element identifies the locations and the various categories of residential densities within the City's Planning Area that are necessary to provide a range of housing within the community.

When amendments to the City's General Plan are considered, one of the factors to be evaluated will be whether the proposed amendment is consistent with this Housing Element. This goals and objectives of this Housing Element shall be considered in deciding whether to approve or deny any proposed amendments.

Energy Conservation Opportunities

The City of Thousand Oaks complies with all provisions of the 1998 California Energy Code in overseeing the design and construction of residential dwellings within the City. All residences must be in compliance with the Energy Code prior to occupancy.

Beyond the State requirements, the City's Residential Development Control System (Measure A), gives additional credit to developments that provide significant water conservation features, energy generation and energy conservation features such as additional insulation, house siting and design, solar techniques, and other innovative techniques. This may result in such projects receiving a competitive edge in relation to other residential projects in the development evaluation process and the awarding of development allotments.

Southern California Edison and the Southern California Gas Company offer energy conservation programs to residents of Thousand Oaks including audits of home energy use to reduce electricity consumption, refrigerator rebates, appliance repair and weatherization assistance to qualified low income households, buyer's guides for appliances and incentives, by the Gas Company, to switch from electric to gas appliances.

Both companies have programs to encourage energy conservation in new construction. Southern California Edison's energy rebate program applies to residential developers as well as individual customers, and the Gas Company's Energy Advantage Home Program is offered to residential developers who install energy-efficient gas appliances.

Adequate Sites Documentation

Pursuant to Government Code 65583.1(c)

Recent changes to Housing Element Law (Chapter 796) allow communities to meet some of their regional housing need and adequate site requirement through existing housing units. On page 54 of this Housing Element, there are two projects that are identified under this provision as meeting a portion of Thousand Oaks' regional share of housing needs. These are the Los Arboles development (43 units) and the 80 unit Villa Garcia. Both of these developments have already been preserved/acquired as affordable housing and are being credited for providing affordable units for the 1998-2005 time frame. Therefore, these projects have already been completed and are slightly different than the intent of the law, which was to identify future projects and develop a program to credit those units towards the regional housing need and adequate site requirement.

Nonetheless, these two projects need to be credited as meeting a portion of Thousand Oaks' regional housing needs for the time period specified. Listed below is the required documentation for the two projects.

Los Arboles

43 Units

At Risk Preservation Development

Los Arboles was an "at risk" HUD development, which means that the private market owner was proposing to sell and convert the units to market rate units. In 1998-99 the Area Housing Authority of the County of Ventura was able to purchase the property and preserve the units as long-term affordable units. The City's Redevelopment Agency provided a \$1 million grant as a contribution to the financing in order to make the project acquisition feasible.

This project qualifies under *"units that will be preserved at affordable housing costs to low- or very low-income households with committed assistance from the local government by acquisition of the unit or the purchase of affordable covenants for the units."*

Qualifications:

1. Long Term Affordability Restrictions: The project received both local and federal funding which specify long term (greater than 40 years) affordability restrictions.
2. Government Assistance: The project received both local and federal funding assistance.
3. Decent, Safe and Sanitary: The Area Housing Authority as owner and manager of the units requires that the units meet basic Section 8 Housing Quality Standards.

4. Affordability: The units are available at affordable housing costs to very low-income households.

Villa Garcia
80 Unit Multi-Family Development
Acquisition/Rehabilitation

This development was formerly known as the Island Village Apartment. The development was acquired in 1998 by Many Mansions, a local non-profit organization that also supervised rehabilitation of the units.

This development qualifies under the provision of *"units to be substantially rehabilitated with committed assistance and that result in a net increase in the stock of housing affordable to low- and very low- income households."*

1. Unit is at imminent risk of loss to the housing stock: According to a March 19, 1999 memo from the City's Community Development Department to the City Council, the Island Village apartments were "... poorly managed which led to creation of substandard living conditions and an environment for increased criminal activity." The units were in very poor condition and demolition or some other use for the property was a real concern at that time. There was definitely a risk of loss of these housing units.
2. Relocation Assistance: When Many Mansions became the property owner, existing residents were offered relocation assistance (both temporary and permanent).
3. Affordability: The City's Redevelopment Agency provided a \$1,300,000 grant to Many Mansions to assist with acquisition and rehabilitation costs. The project also received Low Income Housing Tax Credits, which ensures a long-term period of affordability.
4. Condition of Unit: As noted above, the City's Community Development identified the development as severely deteriorated with serious defects and violations of City codes and standards. Many Mansions supervised a major rehabilitation of the units and reported that the average rehabilitation cost per unit was \$40,504. This is a significant cost for rehabilitation of a multi-family unit and reflects the seriously deteriorated condition of the units prior to acquisition and rehabilitation.

In summary, both the Los Arboles and the Villa Garcia developments are example of the City's Redevelopment Agency working with local non-profit organizations (Area Housing Authority and Many Mansions) to utilize existing housing and preserve or convert it into long-term affordable housing. This intensive effort should definitely be credited as meeting a portion of the City's regional housing need/adequate sites requirement.

History of City Investments in Affordable Housing
(See following summary)

CITY INVESTMENT
IN AFFORDABLE HOUSING PROJECTS

Project Name	Total Units	Tenure Renter (R) Owner (O)	Approx. Year Finished	Low/ Very Low Income Units	Mod. Income Units	Direct City Financial Invest	Amount of City Investment	City Investment Per Unit	Other City Involvement and Indirect Assistance
Los Arboles Apartments	43	R	1973	43	0				
Montclaf Apartments	18	R	1973	18	0	None	\$ 0	\$ 0	None
Conejo Future Village	90	R	1978	90	0	Exempt from Certain Fees per Municipal Code	\$ 600,000	\$ 6,667	None
Camelot	180	O	1985	36	144	Payment of Certain Fees; land acquisition (write down)	approx. \$600,000	\$ 3,333	Assistance to Buyers. Mortgage Bonds. Second trust deed financing for 138 units at \$557,500. Modification of Development Standards.
Monterey Woods	40	O	1986	4	36	None	0	0	Assistance to buyers. Modification of Development Standards, Mortgage Bonds, and 6 ownership loans for \$9,000
Casa de Oaks	185	O	1986	20	165	None	0	0	Assistance to buyers. 127 loans for \$342,900. Mortgage Bonds. Modification of Development Standards.
Twin Oaks	15	O	1987	0	15	None	\$ 0	\$ 0	Assistance to Buyers for \$35,000 to 15 owners; Mortgage bond financing. Modification of Development Standards
Northhoks	112	O	1987	0	112	None	\$ 0	\$ 0	Assistance to Buyers. Modification of Development Standards. Mortgage Bond Financing
Schillo Gardens	29	R	1988	29	0	Grant from RDA and land	\$225,000	\$ 7,758	Loan to Many Mansions at 8% interest. 25% Density Bonus. Modification of Development Standards.
Florence Janss Apartments	64	R	1988	64	0	None	0	0	Density Bonus

Project Name	Total Units	Tenure Renter (R) Owner (O)	Approx. Year Finished	Low/ Very Low Income Units	Mod. Income Units	Direct City Financial Invest	Amount of City Investment	City Investment Per Unit	Other City Involvement and Indirect Assistance
Leggett Court	49	R	1989	49	0	City purchased land. City has ground lease with AHA for land for 50 years	\$405,000	\$8,265	Modification of Development Standards
Shadows Apartments	148	R	1989	30	118	None	0	0	Tax exempt financing. Modification of Development Standards
Hillcrest Royale	54	R	1990	54	0	Contribution to storm drain	approx \$ 500,000	\$ 9,259	Tax exempt financing. Modification of development standards
Cerebral Palsy and Spastic Childrens Foundation, Westlake Village	30	R		30	0	Grant to development costs	approx \$200,000	\$6,666	None
Glenoaks Senior Apartments	39	R	1990	0	39	Loan for development (fee payment)	approx. \$250,000	\$6,410	Density Bonus. Modification of Development Standards
Shadow Hills (Acquisition)	N/A	R		40	60	Maintenance of \$500,000 per year RDA pledge account.	Approx. \$175,000 per year	\$1,750 per year	Tax Exempt Bond Financing
The Groves	91	R	1995	50	41	\$4,000 per low income unit (applies to all Model neighborhood projects)	\$32,000	\$ 351	Assistance to Buyers. Provided 12 DAP loans and 38 OAP loans (total: approximately \$750,000).
Flore Gardens	50	R	1996	50	0	Grant for development costs and bank stabilization. Land acquisition. (City retains ownership)	\$3,000,000 + \$300,000	\$66,000	50 year ground lease to Area Housing Authority
Corta Bella	26	O	1996	6	20	None	0	0	Assistance to Buyers (9 OAP loans (\$125,000) to unit owners). Density Bonus

Project Name	Total Units	Tenure	Approx. Year Finished	Low / Very Low Income Units	Moderate Income Units	Direct City Financial Investment	Amount of City Investment	City Investment Per Unit	Other City Involvement and Indirect Assistance
Arroyo Villas (Shapell Apartments)	40	Rental	1996	5	35	None	0	0	Development Agreement
Stoll House (Community House)	11	Rental	1998	11	0	Grant from RDA	\$187,000	\$17,000	Guaranteed \$350,000 land loan
Esseff Village (Village Inn)	50	Rental	Projected 2000	17	0	Grant from RDA	\$2,700,000	\$54,000	None
Villa Garcia (Island Village)	80	Rental	Projected 2000	80	0	Grant from RDA	\$1,300,000	\$16,250	City of Thousand Oaks Police Fund \$30,000

Homeless Providers Inventory
(See following summary)

THOUSAND OAKS - HOMELESS PROVIDERS INVENTORY

		Program	Services to Homeless
	1.	Safe Haven Camarillo	Emergency shelter for women and children that are victims of violence and homeless youth.
	2.	Ventura County Rescue Mission	Emergency and transitional shelter for individuals.
	3.	Project Understanding Ventura	Emergency shelter for people with alcohol/drug addictions. Grants to prevent eviction, soup kitchen, food pantry, health care
	4.	Rainbow Recovery Centers Oxnard	Emergency and transitional shelter for individuals with alcohol/drug addictions.
	5.	Emergency Warming Shelter Oxnard	Emergency shelter for families during winter months.
	6.	Conejo Valley Winter Shelter	Emergency shelter for individuals and families during the winter months. Provides soup kitchen.
	7.	PDAP of Ventura County, Inc. Camarillo	Provide information and referral for homeless and those at-risk of becoming homeless.
	8.	Salvation Army Simi Valley, Ventura	Provide information and referral for homeless and those at-risk of becoming homeless. The Ventura location is planning a transitional facility within the next five years.
	9.	Lutheran Social Services Thousand Oaks	Provides vouchers for shelter. Grants for eviction prevention. Food pantry, social services, and homeless prevention programs
	10.	Catholic Charities (Moorpark and Thousand Oaks offices)	Provide vouchers for shelter. Food pantry, health care, social services, programs aimed at preventing homelessness, as well as a program for the physically handicapped.
	11.	Ventura County Commission on Human Concerns	Provides a revolving loan program (funded by the City of Thousand Oaks) to prevent homelessness. Assists persons with payment of move-in costs, such as security deposits. Provides assistance to pay back rent to prevent evictions.
	12.	Manna Thousand Oaks	Provides food and personal care items.
	13.	Coalition Against Household Violence of Ventura County	Provides emergency shelter and voucher program for women and children that are victims of domestic violence. Also provides food pantry.
	14.	PSSA GAIN Ventura	Intake, evaluation and resource referral to community resources serving the homeless. Provides job training to AFDC recipients.

		Program	Services to Homeless
	15	Ventura County Homeless Ombudsman	Provides social service programs to assist homeless including information and referral, mailing address, life skills, transportation, casework services and advocacy.
	16	Interface Children/Family Services of Ventura County Camarillo	Provides shelter for victims of domestic violence, runaway and homeless children, and abused and neglected children. Responsible for the Ventura County Information and referral system.
	17	Simi Valley Interfaith Coalition for the Homeless and Needy Simi Valley	Provides winter shelter for up to 20 people per night.
	18	Ventura County Mental Health Emergency Shelter Program Ventura	Provides emergency shelter and vouchers for mentally ill individuals. Food and transportation vouchers are also provided.
	19	Candelaria American Indian Council Oxnard	Emergency assistance is provided for Indian clients in the areas of nutrition, shelter (move-in costs, eviction prevention), transportation and medical assistance.
	20	Care and Share Simi Valley	Provides one-time emergency services such as food and short-term lodging vouchers. Eviction prevention during certain months of the year. Information and referral.
	21	Community Assistance of Santa Paula	Provides one-time emergency food.
	22	Food Share Oxnard	Food bank distributes food-to-food provider organizations.
	23	Help of Ojai Ojai	Provides emergency food closet.
	24	Jewish Family Services Ventura	Provides supplemental food boxes, rental assistance, information and referral.
	25	Public Health Homeless Project	Provides health care screening and limited treatment and follow-up.

		Program	Services to Homeless
	26.	County of Ventura Public Social Services Agency (PSSA), Simi Valley Welfare Office	Provides temporary housing assistance (motel vouchers), move-in assistance and eviction prevention for families with children; food vouchers.
	27.	County of Ventura (PSSA) Homeless Ombudsman, City of Ventura Office	Provides intense casework support, SSI advocacy, housing search, and linkage with resources throughout the County, and referrals.
	28.	Ventura County Thousand Oaks Mental Health	Provides mentally ill homeless persons with shelter and treatment.
	29.	American Red Cross (Ventura)	Provides disaster relief, disaster preparedness programs, limited services for the homeless, information and referrals.
	30.	St. John's Medical Center Community Outreach Oxnard	Provides food for pre-registered clients, as well as classes, clothing, cash assistance, and limited vouchers for shelter.

OTHER FACILITIES

Several organizations offer daytime services to the homeless.

□ **Manna**, located in Thousand Oaks, provides food and personal care items to those in need. 95 % of Manna's clients are referred by Catholic Charities and Lutheran Social Services.

□ **The Ventura County Rescue Mission** offers a meal program, food pantry, and health care to the homeless.

□ **The Conejo Valley Winter Shelter** also provides a meal program.

□ **Lutheran Social Services** and **Catholic Charities** have food pantries, social services, and programs that help prevent homelessness.

□ **The Ventura County Homeless Ombudsman** provides a range of social service programs to assist the homeless including information and referral, a mailing address, life skills training, transportation, casework services and advocacy.

□ **The Coalition Against Household Violence** provides a food pantry in addition to its shelter services.

□ **The Candelaria American Indian Council** provides transportation and medical assistance for American Indian clients.

Typical Salary Ranges for Ventura County Households

The attached table was prepared by the Division of Housing Policy Development, Department of Housing and Community Development, State of California in Fall, 2000.

The table identifies typical salaries for different job classifications in the Ventura County area. The salaries listed are then compared to average housing costs to rent or purchase a housing unit in the Ventura County area.

Position	Salary/Wage		Rent			Own			
	Hourly	Monthly	Monthly Cost	Affordability	Deficit	Price	Monthly Cost	Affordability	Deficit
Corrections Services Officer I (mid range) Ventura County	\$14.63	\$2,451.00	\$1,035.00	\$735	\$300	\$300,044	\$2,466.00	\$735	\$1,731
Police Officer Trainee (entry level) City of Ventura		\$3,451.00	\$1,035.00	\$1,035	\$0	\$300,044	\$2,466.00	\$1,035	\$1,431
Secretary (mid range) City of Ventura		\$2,626.00	\$1,035.00	\$788	\$247	\$300,044	\$2,466.00	\$788	\$1,678
Café Manager (mid range) Agoura		\$2,500.00	\$1,035.00	\$750	\$285	\$300,044	\$2,466.00	\$750	\$1,716
Teller (mid range) Thousand Oaks	\$8.00 - \$10.00	\$1,508.00	\$1,035.00	\$452	\$583	\$300,044	\$2,466.00	\$452	\$2,014
Bank Branch Manager (mid range) Camarillo		\$4,375.00	\$1,035.00	\$1,313	-\$278	\$300,044	\$2,466.00	\$1,313	\$1,154
Kinko's Customer Service Rep (mid range) Countywide	\$7.25	\$1,214.00	\$1,035.00	\$364	\$671	\$300,044	\$2,466.00	\$364	\$2,102
Dental Assistant (X-Ray certified) (mid range) Oxnard	\$9.00	\$1,508.00	\$1,035.00	\$452	\$583	\$300,044	\$2,466.00	\$452	\$2,014
LVN/RN Case Manager (mid range) Simi Valley	\$23.00	\$3,853.00	\$1,035.00	\$1,156	-\$121	\$300,044	\$2,466.00	\$1,156	\$1,310
Retired Couple on Maximum Social Security		\$1,348.00	\$1,035.00	\$404	\$631	\$300,044	\$2,466.00	\$404	\$2,062
2 Full Time Minimum Wage Worker Household	\$11.50	\$1,926.00	\$1,035.00	\$578	\$457	\$300,044	\$2,466.00	\$578	\$1,888

All salary rates are full time.

Home prices and rent amounts are from Real Estate and Construction Report, Second Quarter 2000 published by the Real Estate Research Council of Southern California.

The overall apartment vacancy rate for Ventura County was 1.8% for Q2 2000.

The sales price used is the average of the new home price and the existing home price for Ventura County for Q2 2000.

Affordability = how much of the price can this household afford at the given income level, using 30% of income for housing costs.

Purchase Price	\$300,000.00
Down Payment (5%)	<u>\$15,000.00</u>
Amount Financed	\$285,000.00

Monthly Payment:	
Principal and Interest @ 8%	
for 30 years	\$2,091.00
Taxes	\$250.00
Insurance	<u>\$125.00</u>
	\$2,466.00

References

Documents Referenced

"Redevelopment Agency Five Year Implementation Plan," December 1999
City of Thousand Oaks, Redevelopment Agency

"Consolidated Plan, FY 2000/01 through 2004/05"
City of Thousand Oaks, City Manager
May 16, 2000

Area Housing Authority of the County of Ventura,
"PHA Plans,"
5 Year Plan for Fiscal Years 2000-2004
Annual Plan for Fiscal Year 2000
Spring, 2000

Contact Phone Numbers (As of Summer, 2000)

MANY MANSIONS

Phone: (805) 497-0344

<http://www.manymansions.org>

AREA HOUSING AUTHORITY OF THE COUNTY OF VENTURA

Phone: (805) 480-9991

<http://www.ahacv.org>

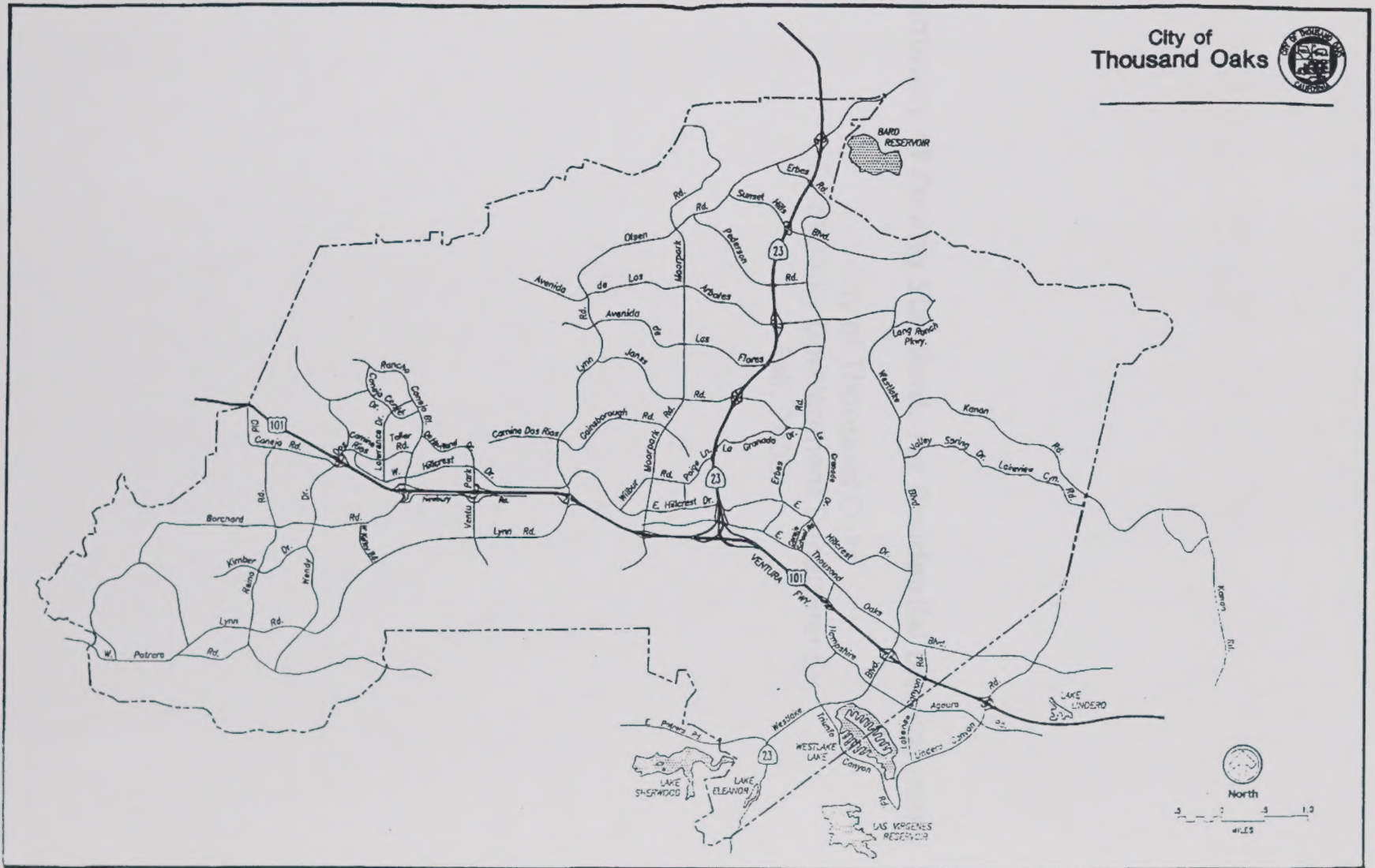
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, LOS ANGELES OFFICE

Phone: (213) 894-8000

<http://www.hud.gov>

Map of Thousand Oaks

City of Thousand Oaks



Summary of Zoning Standards for Residential Development

City of Thousand Oaks
Community Development Department
Fall, 2000

City of Thousand Oaks - Summary of Zoning Standards

Zone	Minimum Lot Area	Front Yard	Rear Yard	Side Yard		Maximum Height	Minimum Lot Width	Max. Bldg. Cov.
				Interior	Corner			
R-A Rural Agricultural	43,560	20'	20'	5' min 1. One story: for lots wider than 70' in width, side yard sum shall be equal or greater than 15% of the lot width 2. Two story: a. w/o windows = 10% of width b. w/ windows = 10' minimum	5' min	25' May be increased to a maximum of 35' if two side yards are 15' each. 3 stories max.	Varies with the size of lot. 6,000 = 60' 7,000 = 70' 8,000 = 75' 9,000 = 75' 10,000 = 80' 13,000 = 90' 20,000 = 100' 30,000 = 125' 43,560 = 150' 2 ac = 150' 3 ac or more = 150'	none required
R-E Rural Exclusive	10,000	20'	20'		10' min on street side for reverse-corner lots.			
R-O Single Family Estate	20,000	25% of lot width. Need not exceed 35'	20'		1. One story: for lots wider than 70' in width, side yard sum shall be equal or greater than 15% of the lot width 2. Two story: a. w/o windows = 10% of width b. w/ windows = 10' minimum			
R-1 Single Family Residential	7,000	20'	20'		2. One story: a. w/o windows 10% width b. w/ windows 10' minimum			
R-2 Two-family residential	7,000	20'	20'					
R-3 Multiple Family residential	7,000	20'	20' from center line adjacent to perimeter street plus 5' for each 10' in ht. above 25'	20' from property line adjacent to perimeter street plus 5' for each 10' in height above 25.	as specified by permit	25' May be increased provided each side yard is increased .5' for every 2' in ht. above 25	70'	30 units/ac maximum
RPD Residential Planned Development	5,500av 5,000 min.	plus 5' for each 10' in height above 25'	plus 5' for each 10' in ht. above 25'				as specified by the permit	
HPD Hillside Planned Dev.	none	as specified by permit						
TPD Trailer Park Development	10 ac	20'	5'	20' min if side on public street	5'	32' 2 story max.	none	

City of Thousand Oaks Parking Standards Summary	
ALLOWED USES	NUMBER OF REQUIRED PARKING
Residential	
Single-family in the R-A, R-E, R-O, R-1 and R-2 zones	2 spaces (enclosed) per unit; 3 spaces (2 enclosed) per unit with 5 or more bedrooms
Single-family in the RPD and HPD zones	2 spaces (enclosed) per unit; 3 spaces (enclosed) per unit with 5 or more bedrooms
Rooming houses, boarding homes, dormitories or clubs with sleeping facilities	1 for each sleeping room; in case of dormitories, 100 square feet of floor area shall be considered a sleeping room
Apartments	additional 1/2 space per each unit for guest parking
Studio and one bedroom apartments	1 space (covered)/unit
Two-bedroom apartments	1 1/2 spaces (1 covered) per unit
Three-or more bedroom apartments	2 spaces (1 covered) per unit
Attached townhomes, condominiums and similar ownership units	2 spaces (enclosed or covered) per unit; plus 1 additional space per each unit for guest parking
Mobile home parks	2 spaces (may be in tandem, 1 covered for each site); plus 1 space per each unit for guest parking

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